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Plan Bay Area
2040

Plan Bay Area Projections 2040

A Companion to Plan Bay Area 2040

NOVEMBER 2018



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ASSOCIATION
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METROPOLITAN
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An aerial photograph of the San Francisco Bay Area, showing the bay, surrounding hills, and urban areas. The map is oriented with San Francisco at the top and the bay extending towards the bottom right.

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Napa County.
Credit: iStock



Introduction

PLAN BAY AREA 2040 PROJECTIONS — WHAT IS IT?

Plan Bay Area 2040 Projections is a data compendium that presents projected growth of the San Francisco Bay Area, its nine counties, 101 cities and smaller geographic areas. It is a statistical companion to Plan Bay Area 2040 (PBA 2040 or Plan), a plan adopted by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) in July 2017 to meet state law requirements for a coordinated land use and transportation planning process. The Plan provides a policy and performance based road-map for accommodating projected household and employment growth in the nine-county Bay Area through 2040 along with a transportation investment strategy for the region. The Plan further details how the Bay Area can make progress toward the region's long-range transportation and land use goals.

The Plan is a limited and focused update of the first Plan Bay Area, adopted by ABAG and MTC in July 2013. However, the revised data in the Plan Projections differs in level and distribution of growth from Projections 2013, reflecting changing expectations for growth in the region over the past four years, new levels of investment in specific locations in the region, revised planning approaches in some of the region's cities and application of a new suite of models.



South San Francisco and Peninsula — aerial. Credit: iStock

This report describes the level of employment, household, and population growth the region may incur between 2010 and 2040 based on assumptions about (1) the US economy and demographic change overall, (2) how different economic sectors will grow and change, and (3) the region's success in meeting the housing investment strategies as encouraged by the Plan.

The detail provided at the jurisdiction level in the compendium and at more detailed geographic levels in electronic form reflects the Plan's focused growth strategy and associated pattern of how the increased jobs, population and households would appear throughout the region. This document introduces the forecasts and projections underlying the Plan and gives a high-level interpretation of the results.

THE REGIONAL POLICY CONTEXT OF PBA 2040 PROJECTIONS

ABAG has provided a series of projections documents for the region since the mid-1970s. The projections began as “business as usual” outlooks, assuming strong trend continuity in the distribution of new development. Over time, projections have taken greater account of explicit land use policy, first by incorporating information on local plans and associated assumptions about growth (an input-focus), but more recently by focusing more growth in existing communities, near high-quality transit (an output-focus). This principle of “smart growth” has received an added state-level prominence as regions are now statutorily required to explicitly consider sustainability in land use and transportation planning. Notably, many jurisdictions in the region were already local leaders in balancing land use and transportation development needs with a view to sustainability.

USING THE PROJECTIONS

How to use and interpret the projections depends on the purpose. The information in this document and related files can be seen as a starting point for understanding how the region may grow and how the region’s jurisdictions might fare in comparative terms given the regionally projected growth and local market forces as mediated through local and regional land use policy. The intention is to understand—and compile into one place for easy reference—the collective interactions of local land policy, business and household location patterns,

developer investments and regional economic trends. This future snapshot of the region, in turn, helps in understanding potential future demand for housing and transportation services, all the while offering estimates of future greenhouse gas production.

Depending on the purpose, the projections may be useful:

- As an illustration of one locality’s possible future in geographic context of neighbors and region
- In comparing policy-based projections with current general plan jurisdiction goals
- As an input in the local planning / project review process.

The intention is to offer a regional vision as a context for local planning, and to illustrate how residential and job-oriented development in different parts of the region are connected. The information in this series can help to inform local planning in the context of larger regional goals and objectives, but does not impose a specific outcome on a local jurisdiction: neither Plan Bay Area, nor these companion projections, are a substitute for the local planning process. The Plan projection is not prescriptive: it does not mandate changes to local zoning rules, general plans or processes for reviewing development projects; nor is the Plan an enforceable direct or indirect cap on development locations or targets in the region. Instead, the Plan, and by extension the projections as presented in this document, reflect

a more collaborative approach and regional dialogue on the interrelated nature of job growth, housing markets and open space preservation.

The next section describes the underlying approach to reaching these numbers in some detail. Users interested primarily in the outcome — the data sets — can move ahead to the data summaries that follow.



Housing located near Redwood City Caltrain Station
Credit: Noah Berger

Data Methodology

The data for the projections were prepared in connection with the Plan, adopted by ABAG and MTC in the summer of 2017. The Plan is a performance-based planning document produced by the regional agencies in consultation with a range of external stakeholders. California Senate Bill 375, passed in 2008, requires regional agencies to integrate the land use and transportation planning processes that were historically independent efforts. Prior regional transportation plans, produced every four years, had incorporated performance measures for over a decade. However, Senate Bill 375 required that regional planning efforts henceforth incorporate both a land use pattern and transportation investment package which achieve per-capita greenhouse gas reduction performance targets set by the California Air Resources Board. These requirements influence the planning process by having an explicit focus on outcomes (not of the land use distribution as such), in terms of transportation investments as well as land use and transportation policies. Performance measures incorporated in the Plan capture progress on a range of topics related to land use and transportation, such as risk of displacement, open space protection, transportation system effectiveness, and health impacts associated with air quality, road safety, and physical inactivity, among others. This outcome-focused approach differs from the forecasting conducted in earlier decades, where projections were more of a

compendium of local policy expectations, but largely agnostic with respect to the larger land use patterns and its performance from a local and regional standpoint – projections were decidedly “business-as-usual.”

SCENARIO PLANNING AND PROJECTIONS

The current generation of Bay Area projections, charged with reducing greenhouse gases per state law, represents land use policies more explicitly, seeking to focus more growth in Priority Development Areas (PDAs). Development here is often “infill” in high-accessibility districts with shorter travel distances and a higher share of trips by non-auto modes. The Plan, in order to analyze alternative policy choices, was framed around distinctive growth scenarios, each representing a contrasting land use future characterized by variation in PDA zoned capacities, inclusionary housing provisions, parking requirements and a number of other assumptions. The Preferred Scenario in the Plan (the basis for the numbers in this document) applies a combination of state, regional and local policy assumptions that align with an increasing commitment to directing larger shares of growth within the existing urban footprint. In this scenario, three out of four new households would be in PDAs, whereas in the baseline No Project scenario reflecting current general plans, the share of households headed to PDAs would be just one in three. From a bird’s eye view, the bigger cities would garner a larger share of households, with less growth in greenfield development on the outer edges of the region

than might occur absent the illustrative policies featured in the regional plan.

MODELING SYSTEM

The data in PBA 2040 Projections has been developed using a suite of models, operated according to technical direction from an advisory committee, as well as direction from ABAG’s and MTC’s policy making boards. The models include, chiefly, a regional economic model with related modules estimating the future total population, households and jobs for the region, as well as a land use model which in turn distributes those totals to smaller geographic areas.

Regional Economic Model (Bay Area REMI): The REMI model estimates overall economic activity by sector and population levels. It is based on econometric relationships between components of the economy: producer and consumer prices, labor and factor productivity, industry trading linkages, and how changes in one component affects others: job growth (or demand for more work), for example, either requires the existing population to work more, which could lead to a higher number of employed adults, greater in-commuting from outside the region, or, alternatively, more domestic or international migration.

In reality, all three can happen at the same time. Workers receive wages and spend this money on goods and services, including housing. A shortage in housing leads to price increases which in turn means the region is less competitive and other

regions may pick up the slack to the extent jobs can be substituted to other regions. Conversely, strong productivity in the region for key industries make it attractive to employers.

Overall, the model accounts for a large number of interactions, and ultimately produces regional counts of jobs, population, and total personal income, and estimates a labor force participation rate. The Bay Area REMI Regional Control is ABAG/MTC's calibrated forecast for regional growth of population and of employment by place of work and by residence, after making adjustments to the standard REMI model national and regional forecasts to better reflect Bay Area characteristics and conditions. A more in-depth description of the analysis underlying the Bay Area REMI Regional Control as well as the Household and Income estimations is available in the supplemental report, *Regional Forecast of Jobs, Population and Housing*.¹

Regional Household Estimates: The estimate of the number of households implied by the REMI forecast takes into account the share of adults in each age category produced by the model who are heads of households (the headship rate). Headship rates are calculated from detailed American Community Survey Public Micro-Use Sample data (PUMS) for different demographic subgroups for combinations of age/race/gender: two genders, four race / ethnic groups and 15 age groups, or a total of 120 distinct groups. The rates are then applied to the REMI population as described by age and ethnicity. The household

formation rate is based on regional-level assumptions about demographic shifts in age, ethnic profile and other factors, combined with assumptions that household size tendencies will remain stable or shift slowly for an age and ethnic category.

At the city level, however, projected changes in household population and average household size are based on the overall regional trends and the assumption that new housing will largely retain location-specific household size patterns. For example, jurisdictions with lower average household sizes (i.e., Emeryville, San Francisco, Mountain View and Sausalito) tend to have a higher share of housing units with zero or one bedroom. In reality, the average household size within a community reflects a variety of demographic characteristics such as income mix, age profile, and proportion of recent immigrants, as well as housing stock characteristics (prevailing size of units) and personal preferences. These factors and the influence on household size may change over the 30 year projection period in ways that the models don't capture.

The models mentioned so far operate at high levels of aggregation. A separate model deals with the micro-foundations of land use and housing markets and allocate the larger totals to small geographic areas: UrbanSim.

UrbanSim: UrbanSim is a land use model that allocates the regionally determined counts of households and jobs to the small area level,

answering the question of where jobs and households locate or move within the region, given basic information on the future types of households and jobs. To do so, a database of synthetic households and jobs has been created, and each assigned to one of the region's some two million parcels, such that they add up to Census Bureau totals for a given geography. UrbanSim characterizes the region's buildings with respect to size, age, access to transit, freeways, jobs and amenities and cost. It also estimates the probability of a mover (a job in a business establishment, or household) picking a particular type of location: The model can "see" for example, that manufacturing jobs are far less likely to be located in a downtown area with good transit access on expensive land. Such jobs are more likely to be found on larger lots in warehouse-type buildings, with good access to freeways.

Separately, the model is trained on the whereabouts of households, estimating the probability of a low-income household moving into expensive neighborhoods. This explicit representation of "agents" such as households and jobs allows for what-if simulations of responses to a change in land use policy, the cost of transportation, or new infrastructure in a relatively structured fashion, taking into account basic economic signals.

As new "agents" are added as the economy and population grow during the forecast period, the model uses these observed probabilities to place them in future urban space. The model keeps

track of vacancy rates as new households and jobs are added, and expands the building stock according to demand within the parameters of local zoning provisions. Areas designated by local jurisdictions as PDAs may have zoning adjustments, sometimes graduated over time until 2040, to allow the drawing of housing development and or jobs to those sites. The model system is behaviorally and geographically explicit, leading to a more transparent simulation.

Taken together with the regional model, the land use model can fully account for the economy's growth to 2040, along with an internally consistent geographic allocation of that growth, given zoning and other policy constraints and assumptions. The Land Use Modeling Report supplement to the Plan provides technical background on this process.²

ADDITIONAL POST-PROCESSING

The county, jurisdiction and PDA data for this report comes mainly from the UrbanSim model, but post-processing was performed to make the data available at the jurisdiction and sub-regional study area levels. UrbanSim runs simulations at the parcel level, but the most comprehensive output is found at the scale of the Travel Analysis Zone (TAZ), where population data is available in six age groups. As more variables were defined in these TAZ-level data than in the jurisdiction-level model files, population data was obtained from the TAZ files, while jobs and household counts were pulled directly from the jurisdiction-level files. As the TAZ data's population universe does not

include institutional group quarter populations, group quarter counts were adjusted to represent both institutional and non-institutional populations. A series of imputations—translating data from one geographic unit of analysis to another, as well as adding categorical precision—underlie the data presented. Jurisdiction-level counts of jobs and households mirror the ones reported in the modeling report referenced in footnote 2.

Geographic Imputation

The Bay Area is divided into 1,454 Travel Analysis Zones which were used as building blocks to get to other geographic summary levels. In most cases, getting to jurisdiction data required aggregating TAZs. Some smaller jurisdictions, however, only comprise part of a given TAZ. Parcel-based housing unit counts were used to determine the share of a TAZ to be counted in each jurisdiction in cases where the TAZ straddled jurisdictions, with the assumption that the distribution of housing units is proportional to development activity in general in a TAZ.

Age Category Imputation

The TAZ data comes with population distributed in six age groups without a gender breakdown (ages 0-4, 5-19, 20-44, 45-64, 65+). Detailed population data from Census 2010 was used to unpack these coarser categories into five-year gender-specific age groups at the jurisdiction level, adjusted in future years in proportion to the changing age proportions from the regional forecast. Note that the TAZ file population counts differ from

the regional forecast in that it includes an in-commuter adjustment of around 1 percent.³ That difference was carried forward in the jurisdiction-level counts used in this report. The TAZ age group counts for intermediate years differ from the regional forecast. In these cases, Projections 2040 follows the TAZ file. For years 2010 and 2040, the two are largely consistent, except for the commuter portion.

Economic Sector Imputation

The model partitions economic activity into six main sectors:

- Agriculture and Natural Resources
- Manufacturing, Wholesale and Transportation
- Retail
- Financial and Professional Services
- Health, Educational and Recreational Services
- Information, Government and Construction

To provide more detail at the county summary level only (not jurisdiction level), an imputation was done using within-group proportions from a business establishment dataset with businesses classified both at the six-sector grouping as well as the target 11-sector grouping. To ensure jurisdictional level totals are respected, both county-level and six-sector totals are adhered to. A proportional fitting algorithm was applied, ensuring 11-sector county totals add up to regional 11-sector totals.⁴ Jurisdiction-level job counts are available in six sectors, and only the county-level summary comes with the more detailed 11 sectors.

ESTIMATED VS MODELED

While Plan Bay Area 2040 was adopted in 2017, the preparation of the detailed databases underpinning it had been ongoing for several years. When the model and associated data was developed, data on 2015 was not yet available, for which reason 2015 counts are from model simulations rather than “observed” counts. Beginning with 2015 and proceeding in five-year increments through 2040, model data was tabulated from the synthetic building-specific microdata on households and jobs by different geographic units - metropolitan statistical areas, counties, jurisdictions and travel analysis zones (TAZs). The 2010 base year data for the projection was tabulated from the model database. While these data are designed to track Census 2010 counts in the aggregate, small aggregate differences may appear.⁵

The tables in this document compare the now “historic” model years of 2010 and 2015 to counts prepared using federal and state data sources. Given that these data are from different sources with different geographic resolution and often different conceptual definitions relative to the regional forecast, there are **some differences in geography, sector and even totals** compared with modeled estimates.

The employment estimates are subject to considerable differences. **It is important to note that in accounting for jobs, data sources differ widely with respect to what counts as a job, where it is considered located, and under which industry sector it is counted.** In administrative

TABLE 1: Data Sources for Public Estimates

	2010	2015
Population	DOF E-5	DOF E-5
Households	DOF E-5	DOF E-5
Industry Employment by Workplace Geography	LEHD Origin-Destination Employment Statistics (LODES) dataset, Workplace Area Characteristics (WAC) File (wage and salary); ACS 2008-2012 5YR B08528 place of work (self-employment, with industry distribution inferred from ACS PUMS county place of work tabulation)	LEHD Origin-Destination Employment Statistics (LODES) dataset, Workplace Area Characteristics (WAC) File (wage and salary); ACS 2013-2017 5YR B08528 place of work (self-employment, with industry distribution inferred from ACS PUMS county place of work tabulation)
Employed Residents	ACS 2008-2012 5YR B23025 place of residence jurisdiction	ACS 2013-2017 5YR B23025 place of residence jurisdiction
Population by Age	Census 2010 SF1 P12	Census 2010 SF1; adjusted to fit counts from DOF E-5 city-level population data and county-level age distributions from ACS PUMS data

data, a firm with several establishments may inadvertently report employment at the main administrative office of the firm, which may be in a different location from where the work is performed. Further differences may appear due to Census Bureau confidentiality protection measures such as swaps.⁶ The land use model uses data from a private vendor to represent address-level employment unavailable from public sources, leading to further differences between model and public data estimates in terms of both location and industry coding. Still, it is hoped that including these estimates from

other sources will provide more context and on occasion a different benchmark against which to assess growth trajectories per Projections 2040. Below follows a more variable-specific discussion of public sources used for 2010 and 2015 estimates.

- **Population and household** counts come from California Department of Finance E-5 reports. Age distribution is from Census 2010 Summary File 1.
- **Employed residents** counts come from American Community Survey data. For year

2010 data, the five-year sample 2008-2012 was used (with 2010 being the midpoint in the five-year interval), and for 2015, the five-year sample 2013-2017 was used, with 2015 being the midpoint in that five-year interval. Note that these *city-level* data differ from the model baseline employment constructed from Bureau of Labor Statistics *county-level* data.

- **Industry employment** at the city-level is summarized from US Census Bureau Longitudinal Employment and Housing Dynamics Origin-Destination Employment Statistics (LODES) Workplace Area Characteristic data for the wage and salary universe. Differences in how NAICS industries are aggregated in the LODES data and in Plan Bay Area model data mean that the two were counting jobs in different categories, with the key difference being in whether to count public education jobs as government jobs, or education. To make numbers more comparable to the regional forecast, we applied the industry distribution obtained from California Employment Development Department's Quarterly Census of Employment and Wages (QCEW) data, where ownership information was available. Due to data limitations in geography and coverage, agricultural employment counts are partial.
- **Self-employed or sole proprietor workers** are not included in the wage and salary universe. Therefore, to get a more complete job count we supplement with data from the American Community Survey. For self-

employed workers, 2015 counts are estimated using the same approach as for employed residents, using five-year ACS releases, taking the data to represent the midpoint year. As we do not have the industry breakdown of self-employed workers by the workplace city, we instead tabulated county-level place-of-work industry distribution data from ACS PUMS for this segment and applied it to each cities county.

KEY SOURCES OF UNCERTAINTY

The projections are based on a large number of data sources and modeling steps, each of which in turn embodies assumptions about the economy, land markets, housing preferences and business behavior over a 30-year period. Great effort has been taken to assemble and keep databases reasonably accurate and up to date, accounting for zoning policies, development projects completed or in the works ("pipeline" data), as well as a parcel-level inventory of buildings and their "synthetic" occupants. Nonetheless, inaccuracies pertain to each part:

- The regional model represents economic relationships between sectors while accounting for the size and cost of the labor force, and allowing for migration to/from the region. Such relationships could change.
- The land use model, UrbanSim, works by assigning probability to location choices and placing new households and jobs accordingly in the real estate market. Any of these components or their relationships are subject

to model specification and data errors.

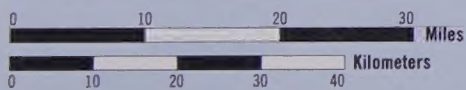
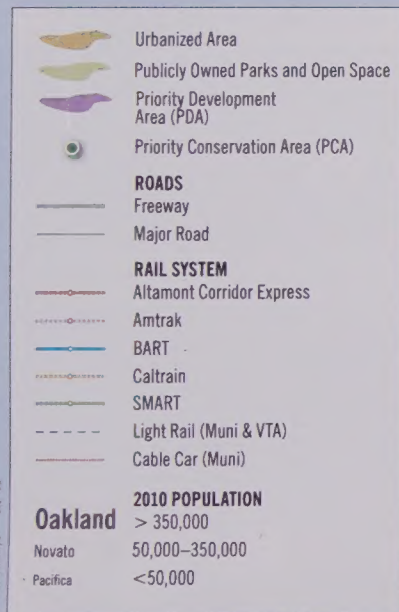
- A noteworthy source of error pertains to policy assumptions embedded in the land use framework. There are two main expressions of these: First, complex local zoning assumptions for each of the more than 100 jurisdictions had to be translated from planning code to computer code. This translation may have been too accommodating or, in turn, too restrictive in a given place, leading to incorrect accounting of development capacity, with too little or too much development being a possible outcome in the modeling system. Second, inherent in making forward-looking policy assumptions for a 30-year period is the likelihood that those assumptions themselves will change, just as policies change over time as new conditions arise and the status quo reassessed. To fix them by assumption for 30 years will almost necessarily be a source of error, particularly where policy debates are active and new land use regulations introduced with some frequency. This type of error is more intractable as it pertains to inherent uncertainty about the future, but should nonetheless be recognized.

Together, the above should stress the importance of interpreting any model data as a necessarily partial view of reality. The projections offer an answer to the question of what the future might look like: Given assumptions and data available, they provide stylized facts about possible futures, thereby enabling conversations based on a shared set of numbers.



San Francisco Bay Area Regional Overview

San Francisco Bay Area: Transportation and Land Uses



San Francisco Bay Area Regional Overview

The San Francisco Bay Area has much scenic beauty, a strong economy, a range of transportation options and diversity in terms of population, geography, and urban form. The region, with some 7,000 square miles and 7.7 million people per 2018, has a population larger than 38 states. Its economy measured as GDP at \$837 billion⁷ is larger than all but the largest states (New York, Texas, Illinois, and of course California). The sheer size of the region and its economy suggests a diversity of places and economies within the larger region. As such, there is the finance sector and increasingly tech social media sector in San Francisco, biotech in San Mateo, computers and software in Silicon Valley, shipping and government services in Alameda and the expansive wine and hospitality industries in the North Bay counties. The region can be thought of as a collection of places which are more or less tightly connected by labor market and shopping ties, even as relatively few trips traverse the larger region. More commonly, work trips cover smaller parts of the region, defining distinctive sub-regions within a larger whole. In this report, we refer to four subregions: The North Bay includes Marin, Napa, Solano, and Sonoma counties; the East Bay covers Alameda and Contra Costa counties; South Bay refers to Santa Clara County; and West Bay includes San Francisco and San Mateo counties.

TABLE 2: Gross Domestic Product (Billions of Fixed (2009) Dollars)

Year	Bay Area	U.S.	Bay Area Share of US GDP
1990	\$ 279.7	\$ 9,391.3	3.0%
1995	\$ 327.0	\$ 10,559.2	3.1%
2000	\$ 462.8	\$ 12,770.0	3.6%
2005	\$ 472.0	\$ 14,282.2	3.3%
2010	\$ 496.6	\$ 14,791.9	3.4%
2015	\$ 653.4	\$ 16,689.2	3.9%
2020	\$ 729.1	\$ 19,015.2	3.8%
2025	\$ 840.6	\$ 21,327.0	3.9%
2030	\$ 965.2	\$ 23,795.9	4.1%
2035	\$ 1,089.0	\$ 26,045.1	4.2%
2040	\$ 1,227.0	\$ 28,508.2	4.3%

Source: Projections from ABAG Bay Area REMI model, historic from REMI historic data, based on US Bureau of Economic Analysis data.

The Bay Area's diversity is reflected in the differences among its nine counties and 101 cities of vastly different sizes and lifestyles. Only San José's population has surpassed a million. San Francisco is approaching 900,000 residents, while Oakland has around 420,000 residents. Fremont comes next with 230,000 residents, and Santa Rosa, the fifth largest city, has 175,000 residents. About 16 additional cities have more than 100,000 people. Yet there are many shared characteristics among places within counties or

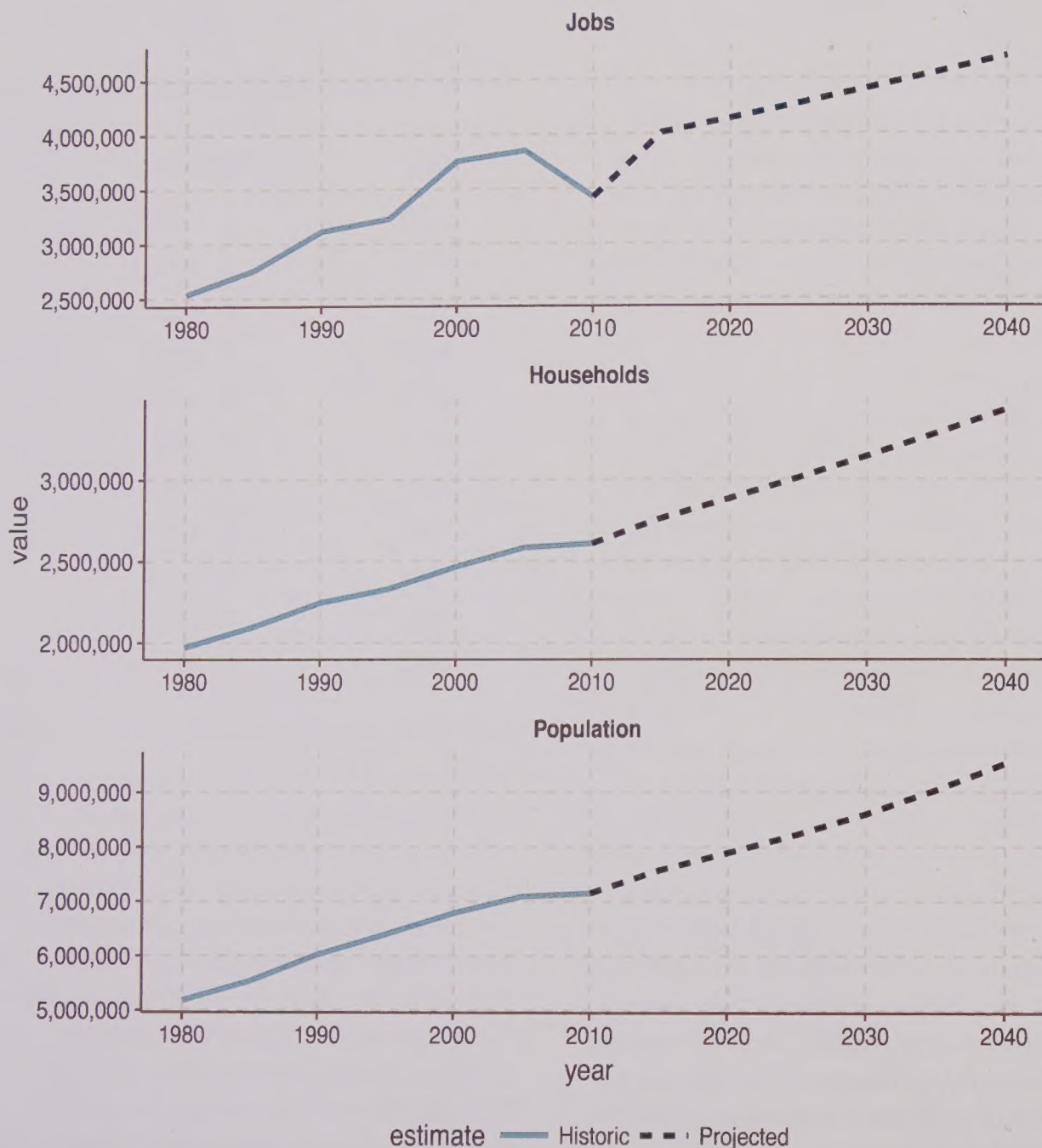
larger geographic areas. In addition to its strong economy, the region's many attractions and breathtaking open spaces have long made the Bay Area a magnet for new ideas and people. The Bay Area has a reputation as one of the cradles of global innovation. This has brought prosperity to many in the region, but also a history of volatility in employment levels as well as increasing inequities between those who benefit from economic growth and those who do not but still bear the region's higher costs. When the economy

is strong, it may bring a surge of new migration from throughout the US and the world into the region. When innovative industries enter more mature phases, growth may level off or decline, and population inflows may change to outflows. New technology increases productivity and alters production process, on occasion seeding entirely new industries and markets. This creates challenges for forecasting employment and even population trends. These cycles of innovation and growth have brought about changes in the composition of employment and population and are inherent features of the local economy.

REGIONAL OUTPUT

The Bay Area's share of US GDP has grown from three percent in 1990 to almost four percent in 2015. The rate of growth has ranged from an inflation-adjusted loss of 1.5 percent between 2000 and 2001 to growth of 5.7 percent between 2014 and 2015. During the current economic expansion, output has expanded by a third while jobs are up 14 percent, reflecting an increase in overall productivity. The information sector played a key role in this growth, with output expanding at an annualized real rate of 10 percent in the San Francisco Metropolitan Area (which includes the East Bay, West Bay and Marin County) and over nine percent in the South Bay. Since 2002, If the region retains its current competitive advantage in the information sector, regional GDP is predicted to grow at a real rate of 2.6 percent per year, raising the region's share of the US economy from 3.4 percent in 2010 to 4.3 percent by 2040.

Population, Households and Jobs, Historic and Projected



EMPLOYMENT

The Bay Area economy covers an array of activities, from standard-setting products and services exported to the rest of the country and beyond, to health care and other local services. The economy is dynamic, and new industries are often formed, and occasionally falter as the economic landscape and technologies evolve. As of 2010, the Bay Area provided 3.4 million jobs.

Employment in the Bay Area is projected to grow by 37 percent from 2010 to 2040, adding nearly 1.3 million jobs. In historic context, almost half of the job gain returns to the regional employment that was lost in the Great Recession and the 2001 downturn. By 2015, region-wide employment levels had surpassed both the smaller peak reached at the top of the 2001-2006 housing boom, as well as the more exuberant peak that preceded it just prior to the dot-com bust in 2000. Still, the recovery was uneven — about a third of jurisdictions remained at employment levels below the 2000 peak 15 years later. While, as of the time of writing in 2018, the recovery enters its ninth year, the projection generally is not intended to capture the boom and bust cycle and should be taken as a future average across cyclical effects. Accordingly, the rate of projected employment growth slows after 2015.

The geographic pattern of projected job growth is different than the previous trend that began in the mid-1980s, when employment expanded most extensively in suburban areas and back-office functions moved out of San Francisco in

considerable numbers. Under Plan Bay Area 2040, about half of new jobs are anticipated to concentrate within designated PDAs, many of which are existing employment centers. Because of the large size of the overall employment base and the Plan's development strategy, the distribution of jobs among counties is projected to change very little.

At the county level, San Francisco, Santa Clara, San Mateo, Contra Costa and Alameda counties are projected to experience the fastest job growth rates (between 35 and 51 percent). In absolute terms Santa Clara, San Francisco, Alameda and Contra Costa counties will collectively absorb more than eight out of 10 of the region's projected new jobs, reflecting some concentration of jobs in established centers over time. Although the incremental shifts in employment are small after 2015 (possibly even smaller when actual estimates are used instead of the 2015 modeled baseline), the magnitude of growth is significant for many places. San Francisco, San José and Oakland cement their roles as leading job centers of the region, and additional small to mid-sized employment concentrations expand in places such as Santa Clara and Redwood City in the South and West Bay, American Canyon in the North Bay, and Concord, San Ramon, Dublin and many other East Bay locations.

As to sectors, although the number of jobs added are not dissimilar between the recent recovery and the projected future growth, some economic restructuring should be expected looking forward.

Productivity-enhancing technological advances may dampen job growth in some of the very sectors spawned by these advances, leaving very little job growth overall in the information sector, despite the expected continuation of the strong role of Internet related activities. While there are hopes and some signs of a manufacturing renaissance, the Bay Area is a high cost labor and real estate market constraining which parts of the value chain can feasibly grow here. While this is true for all industries generally, the **Manufacturing and Wholesale** sector tends to need more land, limiting the long term outlook for manufacturing in the area beyond prototyping. Accordingly, the forecast overall shows a near-flat projection for manufacturing in the region. While a small loss of manufacturing and wholesale jobs is projected for the region as a whole, a few counties buck the trend, going positive: Contra Costa and Alameda see modest growth at less than seven percent, while Solano County is expected to see a moderate 22 percent increase.

The Professional and Managerial Services sector has the highest share of jobs in the region (18 percent). Although professional services is represented in all counties, the sector is concentrated in the South Bay and San Francisco/Peninsula subregions, which have a combined 75 percent of the region's jobs in this sector. The sector also accounts for the lion's share of job growth going forward: two thirds of employment growth is projected in professional and business services (including such sectors as computer system design) and **Health and Educational**

Services. These sectors currently include not only high wage, high skilled occupations, but also a number of lower skilled personal service jobs.

As the historic heart of the Bay Area, the City and County of San Francisco serves as a financial center and tourist destination, providing 29 percent of regional employment in the **Financial and Leasing** sector and 22 percent of the **Arts, Recreation, and Other Services** sector.

The technology-focused Silicon Valley concentrated in the South Bay has long been a significant driver of regional economic growth, particularly in the **Information Services, Professional & Managerial Services**, and **Manufacturing and Wholesale** sectors. In 2015, about 67 percent of the region's jobs in Manufacturing & Wholesale jobs are located in Santa Clara and Alameda counties, while Santa Clara and San Mateo counties represent 55 percent of regional Information jobs. In addition to Silicon Valley, several clusters of Manufacturing and Technology industries exist in other parts of the East Bay and some of the North Bay counties.

The North Bay counties have strong agricultural sectors grounded in the wine industry, although the East Bay, South Bay, and Peninsula also have important farmland. Combined, the North Bay counties represent 63 percent of employment in the **Agricultural and Natural Resources** sector, which in spite of its small overall numbers (about one percent) nonetheless represents an economically and culturally significant industry to the region, while offering scenic landscapes as well, itself a feature of local tourism.

The **Health and Educational Services** sector, which currently comprises 13 percent of the Bay Area's employment, is anchored by renowned universities and hospitals. The **Retail** sector also contributes to the regional economy, serving local needs as well as providing regional shopping destinations. As primarily local-serving sectors, the distribution of jobs in these two categories is roughly proportional to each county's share of the regional population.

As the population grows, so will demand for local services. For example, the **Health and Educational Services** sector and **Arts, Recreation & Other Services** sectors are expected to add nearly 440,000 jobs, representing 40 percent of new employment in the region. In addition, the number of jobs in the Construction sector is expected to increase by 58 percent over 2010 levels, bouncing back from the Great Recession lows. Conversely, Manufacturing and Wholesale, Retail, and Government are projected to account for a smaller share of jobs by 2040.

The most concentrated employment centers are in Santa Clara and San Francisco counties, both counties with substantial technology clusters supporting a host of related industries and services. Both locations have higher shares of jobs than population. In contrast, Contra Costa, Solano and Sonoma counties each have higher proportions of population than of jobs. The remaining four counties have fairly balanced proportions of jobs and population. The projected shares of household and job growth are more balanced than existing shares, although there are

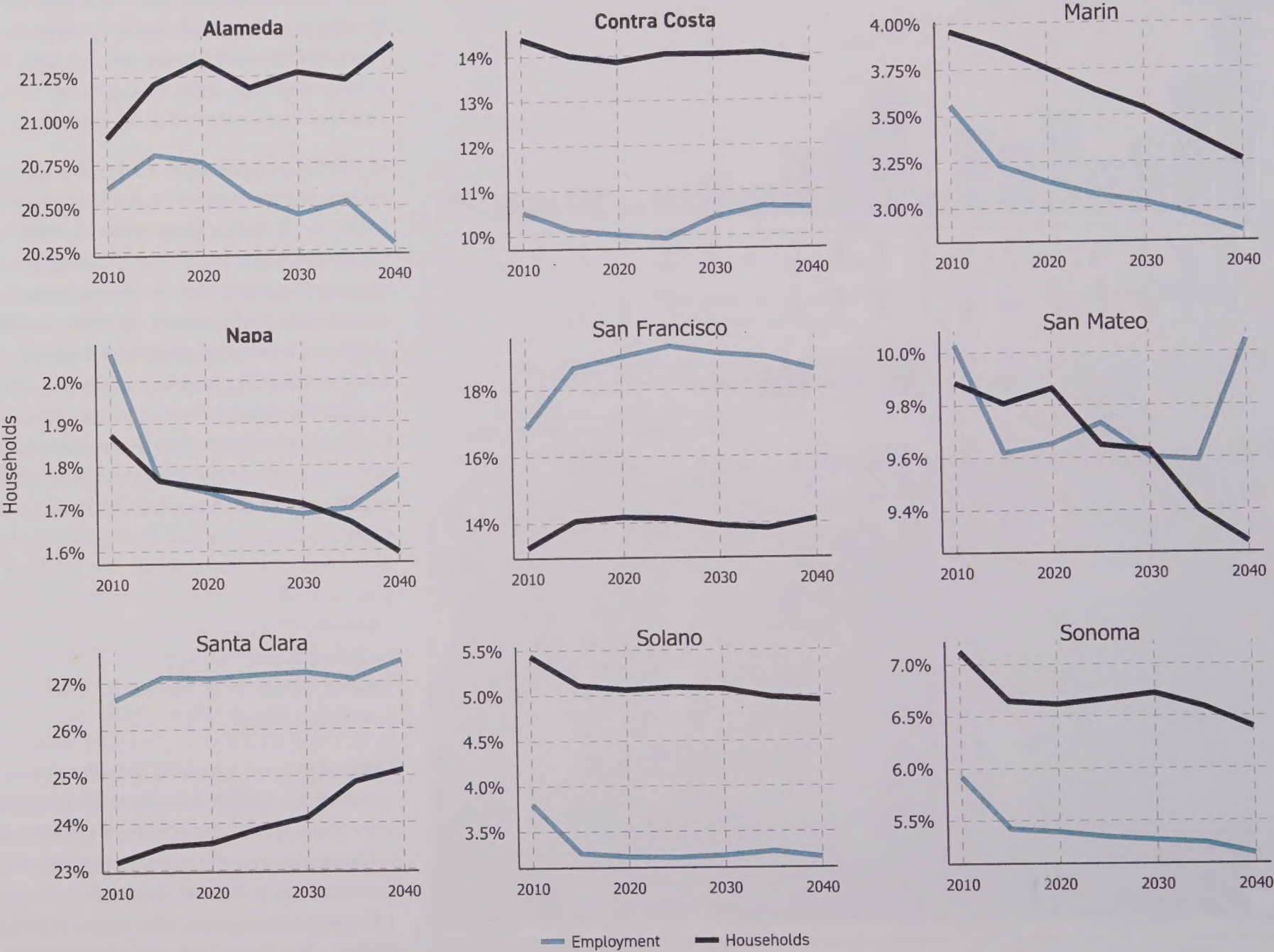
still counties where job growth is projected to out-pace household growth (San Francisco) or the reverse (Contra Costa).

POPULATION

As of 2010, the total population of the Bay Area was just over 7,150,000, with roughly 2.6 million households. By 2015, the population had increased by some 425,000, to 7,574,000, an annual growth rate of 1.2 percent. Since the 1970s, the annual growth rate has hovered around one percent, with some periods a bit higher and some a bit lower. The 1980s saw a growth rate that was a bit higher, while the 2000s saw lower growth as the region was impacted first by a housing boom and then the Great Recession. The pace has picked up again since, resuming pre-recession growth rates, and the forecast stabilizes this rate at about one percent through 2040.

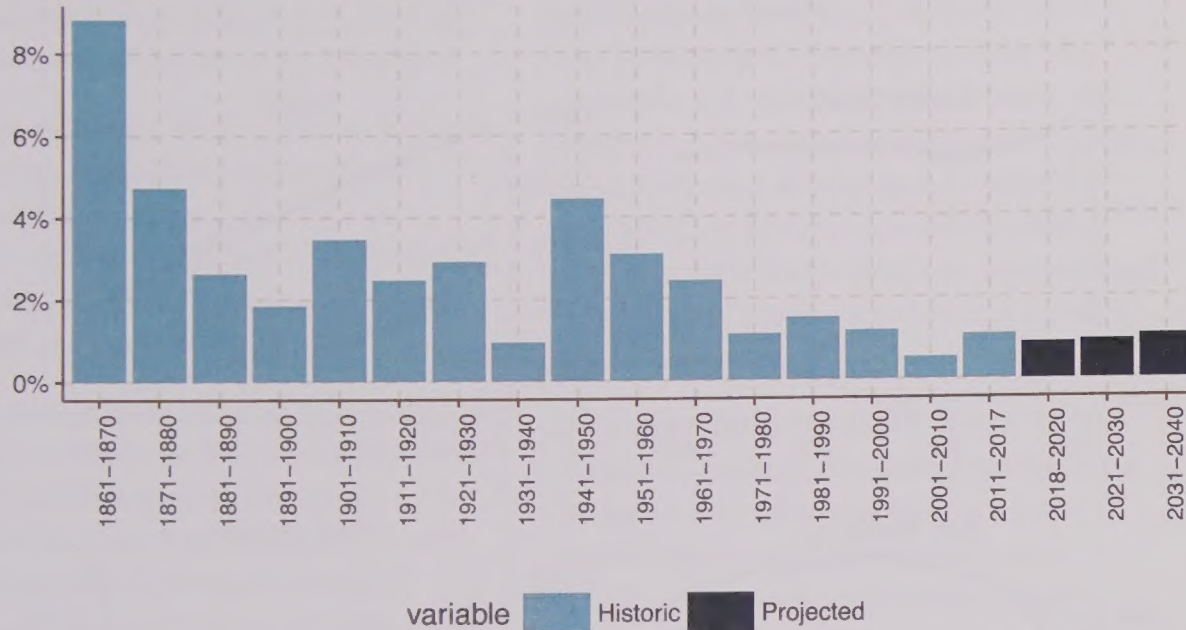
The population continues to be concentrated in the counties that also hold the bulk of the employment. Santa Clara, Alameda, Contra Costa, San Mateo and San Francisco counties collectively represented 82 percent of the regional population, leaving less than one in five residents in the North Bay counties through 2040. Individually, San Francisco and Santa Clara counties are projected to have the highest population growth rates (45 and 42 percent, respectively). These counties are home to the Bay Area's largest cities, where much of the new housing could be located in infill opportunities in already urbanized areas. Alameda, Contra Costa and San Mateo counties are projected to grow close to the regional

Bay Area Households, Jobs by County
 Share of Regional Total



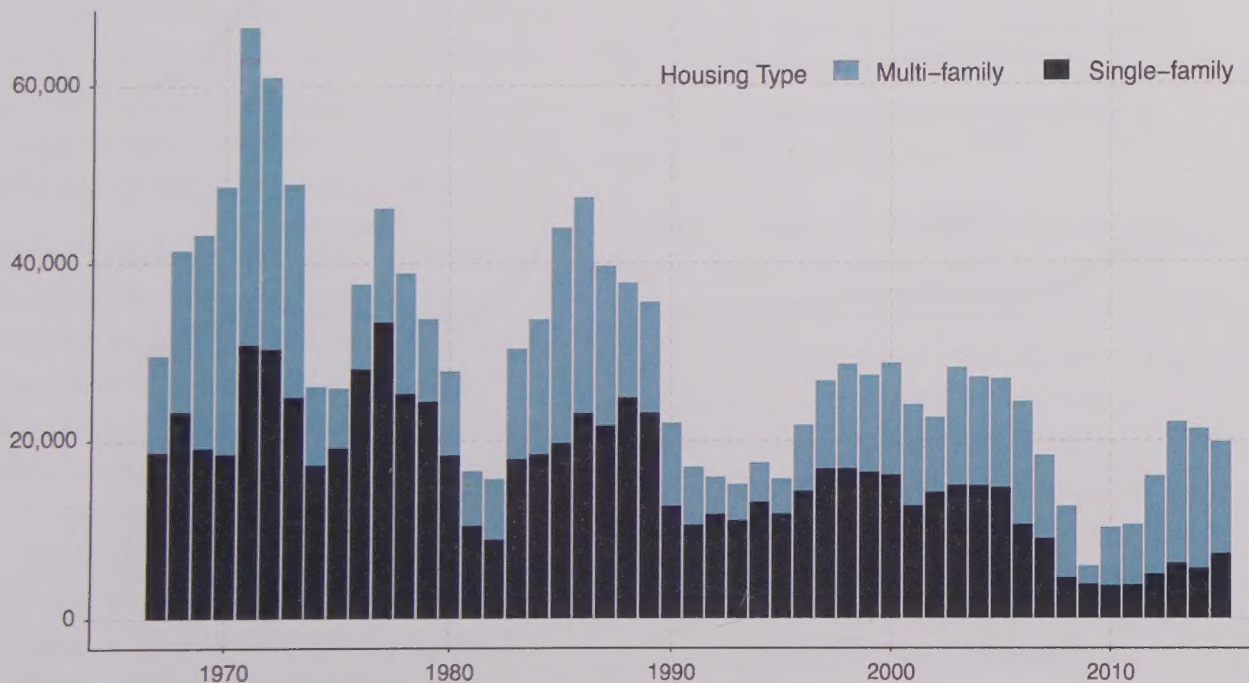
Source: Plan Bay Area 2040

Annualized Population Growth Rates, Historic and Projected



Source: Calculated from California Department of Finance E5 reports (historic); PBA 2040 data (projected)

Single- and Multi-Family Housing Completed, 1990-2015



Source: CIRB, various releases

average, while Sonoma (20 percent), Napa (18 percent), Solano (26 percent) and Marin (11 percent) each are expected to see smaller than average growth rates. Because Plan Bay Area relies on PDA and infill strategies to absorb most of the new growth, more than seven out of 10 households are projected to fall in PDAs.

By 2040, the population of the Bay Area is projected to reach almost 9.65 million residents (when in-commuting households are added, population is estimated to be 9.52 million), growing 35 percent over 2010 levels, and 26 percent over 2015 levels. Projections show the number of households growing at a slightly smaller rate of 31 percent, reaching 3.42 million by 2040. The difference in population and household growth rates translates into a marginal increase in the average household size from 2.67 to 2.76 persons per household. By 2040, Santa Clara and Solano counties are expected to have the highest average household size (2.90 and 2.92, respectively), while San Francisco will have the lowest (2.35). Marin's small household size by 2040 is second to only San Francisco's, but for different demographic reasons: older households tend to be smaller.

Underpinning the population growth is the growth in households and, ultimately the housing stock that supports this growth. Annual growth in households over the next three decades is expected to be somewhat smaller than during the 1980s boom, where the region averaged about 33,000 units per year. Yet, growth is expected to be considerably higher than what has transpired

the past few decades, and in particular in the first decade of the 21st century, which, in spite of a boom during the first half averaged to only about 20,000 units per year. As PDAs are increasingly cleared for construction as the program matures, production is projected to expand to a level of at least 25,000 units per year.

The population is further expected to become more diverse in terms of its racial and ethnic composition, owing to the high share of immigrants to the region. Regionally, the White, non-Latino portion of the population has dropped from 56 percent of the Bay Area population in 1990 to an estimated 41 percent in 2015, and is projected to account for only 31 percent of the population by 2040. The Black population is also dropping in share, while the shares of the Latino population and of Asian plus other (which includes those reporting mixed ethnicities) grow to 31 and 33 percent by 2040.

The change in population over the past 25 years has been less dramatic than the change in employment levels. Still, the population as a whole aged between 1990 and 2015, with the share of the population under 18 years of age dropping from 23.6 percent to 21.3 percent and the share 65 and over growing from 11.0 percent to 14.3 percent. This trend is forecast to continue, but with a more marked aging trend in the 25 years to come, where the number of seniors 65 and older will exceed the number of children by around 2020. By 2040, 18.8 percent of the population is projected to be below 18, while 22.2 percent will be above 65, of which more than half

TABLE 3: Projected Population Shares by Race/Ethnicity through 2040

Year	Black Non-Latino	Latino	Asian and Other, Non-Latino	White, Non-Latino
2010	6%	24%	27%	42%
2015	6%	24%	29%	41%
2020	6%	26%	30%	39%
2025	6%	27%	31%	37%
2030	6%	28%	31%	35%
2035	5%	30%	32%	33%
2040	5%	31%	33%	31%

Source: Projections from ABAG Bay Area REMI model, historic from REMI historic data, based on US Bureau of Economic Analysis data.
Note: REMI includes Asian individuals in the Other, Non-Latino category.



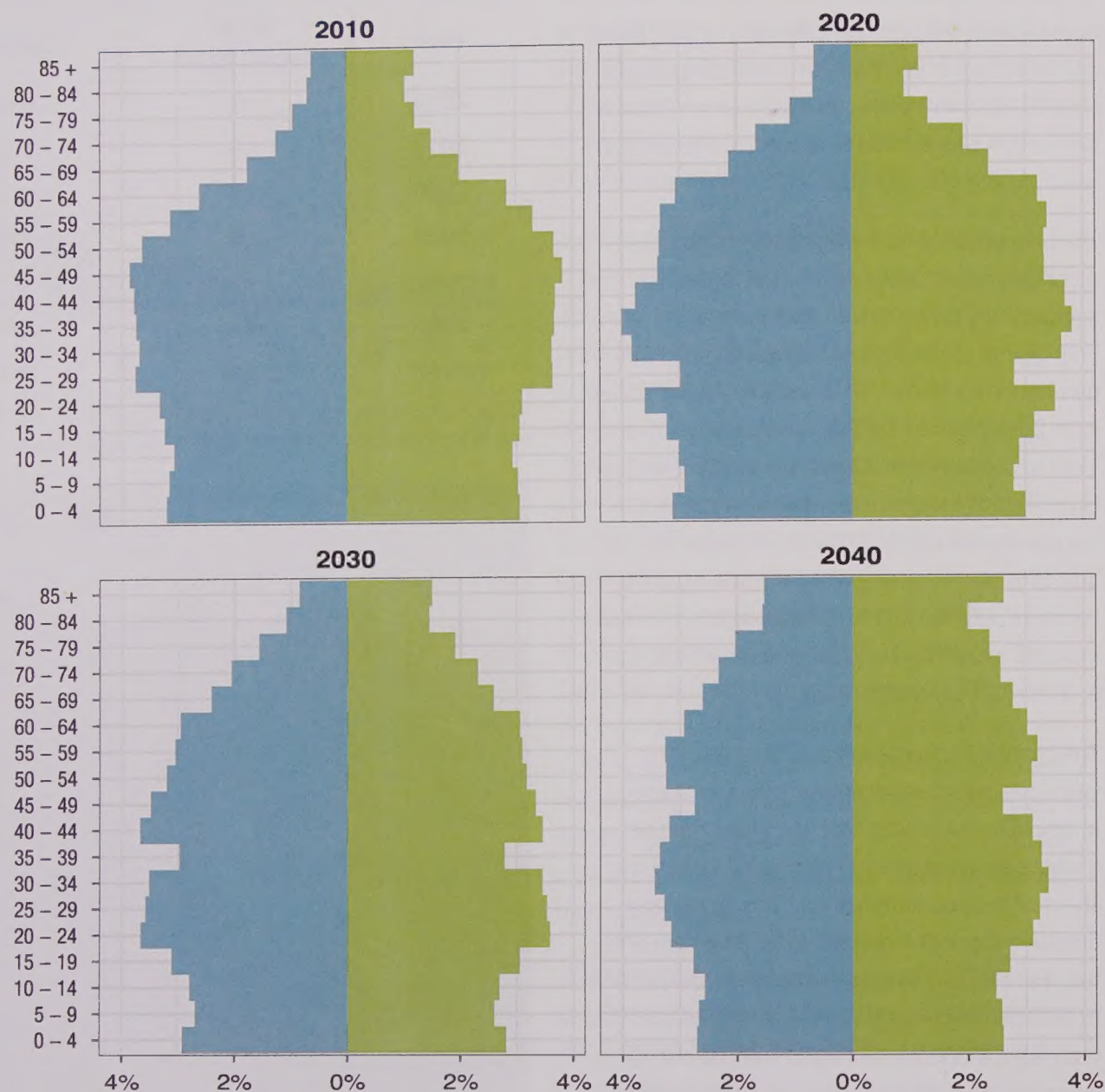
Junior High School students in Fremont.
Credit: MTC Archives

will be 75 and over.

In 1990, the median age in the region was 32.6 years, and by 2010 it had increased by nearly five years, to 37.2, reflecting declining fertility rates, immigration of working-age adults as well as favorable life expectancies in the region. The median age is expected to peak by 2030, at 41.9 years before dropping slightly, to 41.5 years by 2040. The population pyramids capture this evolution. In 1990, there were solid shares of young adults, (aged 25-39, part of the baby boom cohort) as well as young children. By 2015, this picture had changed to a much more even distribution, with the young adult spikes missing while baby boomers approached retirement.

As the median age goes up, so does the age dependency ratio, measured as the count of children 0-14 and seniors 65+ relative to the population aged 15-64. In the Bay Area case, however, as the child dependency ratio (the ratio of children aged 0-14 to adults aged 15-64) largely holds steady at around .25, the senior portion of the age dependency ratio doubles, from .175 to .36. This reflects increased longevity and by the same token a reduced share of adults in the workforce. These changes underline challenges associated with changing demand for public and private services with impacts felt at the neighborhood scale: In one end of the age spectrum, we will likely see school closures following enrollment declines, while on the other end we expect increased need for senior care and associated services, including transportation, around the region.

Projected Age Distribution, Bay Area



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

REGIONAL SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	7,150,740	7,573,915	7,174,920	7,591,490	7,920,230	8,284,200	8,689,440	9,142,745	9,652,950
Household Population	6,998,465	7,423,305	7,029,350	7,438,280	7,758,540	8,113,640	8,509,245	8,952,495	9,451,375
Households	2,606,290	2,678,810	2,608,025	2,760,480	2,881,965	3,009,055	3,142,015	3,281,130	3,426,700
Persons per Household	2.69	2.77	2.70	2.69	2.69	2.70	2.71	2.73	2.76
Employed Residents	3,506,680	3,894,850	3,376,380	4,026,995	4,147,000	4,270,595	4,397,865	4,528,925	4,663,900
Agriculture & Natural Resources	17,775	18,905	22,800	24,990	24,865	24,740	24,620	24,500	24,380
Construction	158,235	208,230	165,115	214,970	223,660	234,985	253,405	283,260	313,405
Manufacturing & Wholesale	461,715	493,060	428,550	423,600	421,295	420,630	417,655	413,115	408,280
Retail	351,945	385,995	325,645	356,555	364,515	372,655	380,975	389,480	398,175
Transportation & Utilities	92,200	105,775	97,135	100,875	102,025	101,545	103,370	106,770	110,460
Information	127,220	174,155	117,545	167,695	164,360	163,800	165,255	165,675	164,965
Financial & Leasing	199,940	207,910	194,285	246,565	253,580	248,760	243,165	238,500	234,545
Professional & Managerial Services	619,135	787,900	623,120	892,265	920,790	962,260	1,005,650	1,049,290	1,093,435
Health & Educational Services	494,930	631,500	512,405	590,035	647,675	702,615	758,840	821,080	887,590
Arts, Recreation & Other Services	566,460	610,745	485,720	522,895	530,455	544,530	561,365	576,465	591,820
Government	362,270	401,885	450,520	469,690	482,970	491,245	490,830	480,430	471,315
Total Jobs	3,451,820	4,026,060	3,422,845	4,010,135	4,136,190	4,267,760	4,405,125	4,548,565	4,698,375

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



County/CBSA Totals

POPULATION – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	1,510,270	1,611,320	1,515,230	1,625,780	1,711,460	1,776,495	1,868,635	1,960,630	2,092,370
Contra Costa	1,049,025	1,111,900	1,051,830	1,093,170	1,128,660	1,198,715	1,257,790	1,329,330	1,387,295
Marin	252,410	262,305	252,920	262,420	265,875	269,250	274,530	278,215	282,670
Napa	136,485	140,990	135,880	136,885	141,240	146,130	151,445	155,860	158,050
San Francisco	805,235	857,410	809,145	907,305	959,405	999,750	1,034,175	1,085,130	1,169,485
San Mateo	718,450	759,610	721,195	757,895	796,925	816,460	853,260	878,020	916,590
Santa Clara	1,781,640	1,903,210	1,789,150	1,909,680	1,986,340	2,098,695	2,217,750	2,387,165	2,538,320
Solano	413,345	427,120	414,585	414,465	428,305	449,890	470,495	486,840	510,660
Sonoma	483,880	500,050	484,990	483,885	502,015	528,820	561,360	581,560	597,505
Region	7,150,740	7,573,915	7,174,920	7,591,490	7,920,230	8,284,200	8,689,440	9,142,745	9,652,950

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

POPULATION – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	136,485	140,990	135,880	136,885	141,240	146,130	151,445	155,860	158,050
San Francisco-Oakland-Hayward, CA	4,335,390	4,602,540	4,350,320	4,646,570	4,862,325	5,060,665	5,288,390	5,531,325	5,848,415
San José-Sunnyvale-Santa Clara, CA	1,781,640	1,903,210	1,789,150	1,909,680	1,986,340	2,098,695	2,217,750	2,387,165	2,538,320
Santa Rosa, CA	483,880	500,050	484,990	483,885	502,015	528,820	561,360	581,560	597,505
Vallejo-Fairfield, CA	413,345	427,120	414,585	414,465	428,305	449,890	470,495	486,840	510,660
Region	7,150,740	7,573,915	7,174,920	7,591,490	7,920,230	8,284,200	8,689,440	9,142,745	9,652,950

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

HOUSEHOLD POPULATION – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	1,469,750	1,572,000	1,477,230	1,585,490	1,668,875	1,731,595	1,821,170	1,910,510	2,039,275
Contra Costa	1,038,710	1,100,930	1,042,275	1,083,080	1,117,995	1,187,440	1,245,855	1,316,715	1,373,965
Marin	243,365	253,990	244,165	253,255	256,415	259,475	264,390	267,730	271,805
Napa	131,565	136,020	132,430	133,235	137,380	142,050	147,125	151,295	153,220
San Francisco	779,455	832,320	785,245	882,705	933,380	972,250	1,005,100	1,054,385	1,136,455
San Mateo	709,600	750,115	712,200	748,400	786,875	805,875	842,060	866,210	904,125
Santa Clara	1,751,290	1,872,240	1,758,350	1,877,070	1,951,920	2,062,295	2,179,230	2,346,350	2,495,105
Solano	400,890	416,070	402,160	401,365	414,465	435,250	455,025	470,490	493,380
Sonoma	473,835	489,615	475,305	473,680	491,230	517,410	549,290	568,810	584,045
Region	6,998,465	7,423,305	7,029,350	7,438,280	7,758,540	8,113,640	8,509,245	8,952,495	9,451,375

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

HOUSEHOLD POPULATION – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	131,565	136,020	132,430	133,235	137,380	142,050	147,125	151,295	153,220
San Francisco-Oakland-Hayward, CA	4,240,880	4,509,355	4,261,115	4,552,930	4,763,545	4,956,635	5,178,580	5,415,550	5,725,625
San José-Sunnyvale-Santa Clara, CA	1,751,290	1,872,240	1,758,350	1,877,070	1,951,920	2,062,295	2,179,230	2,346,350	2,495,105
Santa Rosa, CA	473,835	489,615	475,305	473,680	491,230	517,410	549,290	568,810	584,045
Vallejo-Fairfield, CA	400,890	416,070	402,160	401,365	414,465	435,250	455,025	470,490	493,380
Region	6,998,465	7,423,305	7,029,350	7,438,280	7,758,540	8,113,640	8,509,245	8,952,495	9,451,375

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

HOUSEHOLDS — COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	544,045	562,525	545,140	585,475	614,965	637,395	668,285	696,370	734,210
Contra Costa	375,365	387,920	375,365	386,755	399,615	422,435	440,765	461,065	475,390
Marin	103,210	103,110	103,210	106,790	108,195	109,375	111,065	111,350	111,585
Napa	48,875	49,800	48,875	48,750	50,365	52,080	53,710	54,670	54,625
San Francisco	345,170	355,580	345,810	388,515	408,600	425,185	437,505	453,770	483,695
San Mateo	257,835	260,110	257,835	270,715	284,260	290,330	302,520	308,410	317,965
Santa Clara	604,205	623,120	604,205	648,900	679,425	718,565	757,690	815,980	860,810
Solano	141,760	146,155	141,760	141,105	145,880	153,180	159,380	163,360	169,365
Sonoma	185,825	190,485	185,825	183,475	190,660	200,510	211,100	216,155	219,060
Region	2,606,290	2,678,810	2,608,025	2,760,480	2,881,965	3,009,055	3,142,015	3,281,130	3,426,700

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

HOUSEHOLDS — METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	48,875	49,800	48,875	48,750	50,365	52,080	53,710	54,670	54,625
San Francisco-Oakland-Hayward, CA	1,625,625	1,669,250	1,627,360	1,738,250	1,815,635	1,884,720	1,960,135	2,030,970	2,122,840
San José-Sunnyvale-Santa Clara, CA	604,205	623,120	604,205	648,900	679,425	718,565	757,690	815,980	860,810
Santa Rosa, CA	185,825	190,485	185,825	183,475	190,660	200,510	211,100	216,155	219,060
Vallejo-Fairfield, CA	141,760	146,155	141,760	141,105	145,880	153,180	159,380	163,360	169,365
Region	2,606,290	2,678,810	2,608,025	2,760,480	2,881,965	3,009,055	3,142,015	3,281,130	3,426,700

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

HOUSEHOLDS – PRIORITY DEVELOPMENT AREAS TOTALS (PDAS)

County	PDAs	2010	2015	2020	2025	2030	2035	2040
Alameda	In PDA	171,950	205,975	227,725	245,840	270,285	297,655	334,515
Alameda	Not PDA	373,185	379,500	387,240	391,555	397,995	398,720	399,690
Contra Costa	In PDA	36,505	46,315	51,275	68,050	78,830	88,615	101,225
Contra Costa	Not PDA	338,860	340,440	348,340	354,385	361,935	372,450	374,160
Marin	In PDA	3,080	3,360	3,405	3,785	4,100	4,250	4,355
Marin	Not PDA	100,130	103,430	104,790	105,590	106,970	107,095	107,230
Napa	In PDA	780	780	810	840	895	1,035	1,205
Napa	Not PDA	48,095	47,965	49,555	51,240	52,815	53,630	53,420
San Francisco	In PDA	182,430	218,655	237,140	252,750	264,240	279,920	310,125
San Francisco	Not PDA	163,385	169,860	171,460	172,435	173,265	173,855	173,570
San Mateo	In PDA	43,835	49,925	58,595	61,755	68,600	73,290	80,045
San Mateo	Not PDA	214,005	220,790	225,670	228,580	233,920	235,125	237,920
Santa Clara	In PDA	85,705	124,080	139,055	169,770	200,520	251,170	294,180
Santa Clara	Not PDA	518,500	524,820	540,370	548,795	557,175	564,805	566,630
Solano	In PDA	5,680	5,675	6,055	7,650	9,155	9,715	11,800
Solano	Not PDA	136,080	135,435	139,825	145,530	150,220	153,645	157,565
Sonoma	In PDA	22,860	26,450	27,945	32,400	37,975	42,150	44,810
Sonoma	Not PDA	162,965	157,025	162,715	168,105	173,125	174,005	174,255
Region	In PDA	552,825	681,215	752,005	842,840	934,600	1,047,800	1,182,260
Region	Not PDA	2,055,205	2,079,265	2,129,965	2,166,215	2,207,420	2,233,330	2,244,440

Source: Model estimates from *Plan Bay Area 2040* data.

PERSONS PER HOUSEHOLD – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	2.70	2.79	2.71	2.71	2.71	2.72	2.73	2.74	2.78
Contra Costa	2.77	2.84	2.78	2.80	2.80	2.81	2.83	2.86	2.89
Marin	2.36	2.46	2.37	2.37	2.37	2.37	2.38	2.40	2.44
Napa	2.69	2.73	2.71	2.73	2.73	2.73	2.74	2.77	2.80
San Francisco	2.26	2.34	2.27	2.27	2.28	2.29	2.30	2.32	2.35
San Mateo	2.75	2.88	2.76	2.76	2.77	2.78	2.78	2.81	2.84
Santa Clara	2.90	3.00	2.91	2.89	2.87	2.87	2.88	2.88	2.90
Solano	2.83	2.85	2.84	2.84	2.84	2.84	2.85	2.88	2.91
Sonoma	2.55	2.57	2.56	2.58	2.58	2.58	2.60	2.63	2.67
Region	2.69	2.77	2.70	2.69	2.69	2.70	2.71	2.73	2.76

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

PERSONS PER HOUSEHOLD – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	2.69	2.73	2.71	2.73	2.73	2.73	2.74	2.77	2.80
San Francisco-Oakland-Hayward, CA	2.61	2.70	2.62	2.62	2.62	2.63	2.64	2.67	2.70
San José-Sunnyvale-Santa Clara, CA	2.90	3.00	2.91	2.89	2.87	2.87	2.88	2.88	2.90
Santa Rosa, CA	2.55	2.57	2.56	2.58	2.58	2.58	2.60	2.63	2.67
Vallejo-Fairfield, CA	2.83	2.85	2.84	2.84	2.84	2.84	2.85	2.88	2.91
Region	2.69	2.77	2.70	2.69	2.69	2.70	2.71	2.73	2.76

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

EMPLOYED RESIDENTS – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	727,800	827,795	723,810	878,975	911,725	929,230	959,745	985,760	1,022,040
Contra Costa	487,735	536,210	497,445	579,075	589,810	617,185	633,830	655,135	665,875
Marin	125,625	130,745	109,320	129,925	130,665	131,210	132,390	132,130	131,575
Napa	65,555	71,145	66,455	73,680	74,670	75,530	76,370	76,655	75,565
San Francisco	450,230	505,330	414,370	528,680	552,690	567,530	576,950	591,035	620,260
San Mateo	367,940	405,185	332,760	396,885	415,275	420,235	433,655	437,190	446,040
Santa Clara	859,035	967,865	791,100	952,540	977,955	1,022,260	1,064,430	1,126,185	1,173,565
Solano	189,565	200,570	200,780	221,745	224,840	230,995	235,875	237,755	242,485
Sonoma	233,200	250,010	240,345	265,500	269,375	276,420	284,620	287,085	286,490
Region	3,506,680	3,894,850	3,376,380	4,026,995	4,147,000	4,270,595	4,397,865	4,528,925	4,663,900

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

EMPLOYED RESIDENTS – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	65,555	71,145	66,455	73,680	74,670	75,530	76,370	76,655	75,565
San Francisco-Oakland-Hayward, CA	2,159,325	2,405,265	2,077,700	2,513,535	2,600,160	2,665,390	2,736,570	2,801,250	2,885,790
San José-Sunnyvale-Santa Clara, CA	859,035	967,865	791,100	952,540	977,955	1,022,260	1,064,430	1,126,185	1,173,565
Santa Rosa, CA	233,200	250,010	240,345	265,500	269,375	276,420	284,620	287,085	286,490
Vallejo-Fairfield, CA	189,565	200,570	200,780	221,745	224,840	230,995	235,875	237,755	242,485
Region	3,506,680	3,894,850	3,376,380	4,026,995	4,147,000	4,270,595	4,397,865	4,528,925	4,663,900

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

AGRICULTURE & NATURAL RESOURCES – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	1,025	710	895	1,240	1,245	1,235	1,245	1,250	1,240
Contra Costa	1,660	1,550	1,195	1,450	1,450	1,455	1,450	1,430	1,440
Marin	505	355	610	710	705	705	700	710	705
Napa	3,995	3,900	4,935	4,940	4,910	4,880	4,850	4,820	4,795
San Francisco	475	390	505	650	640	640	630	630	625
San Mateo	1,625	1,440	2,300	2,475	2,460	2,455	2,450	2,435	2,440
Santa Clara	2,500	2,205	4,255	5,055	5,030	4,985	4,965	4,920	4,890
Solano	1,295	1,985	1,815	1,935	1,945	1,955	1,950	1,970	1,975
Sonoma	4,695	6,370	6,290	6,530	6,490	6,430	6,375	6,340	6,275
Region	17,775	18,905	22,800	24,990	24,865	24,740	24,620	24,500	24,380

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

AGRICULTURE & NATURAL RESOURCES – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	3,995	3,900	4,935	4,940	4,910	4,880	4,850	4,820	4,795
San Francisco-Oakland-Hayward, CA	5,285	4,445	5,505	6,525	6,495	6,490	6,480	6,450	6,445
San José-Sunnyvale-Santa Clara, CA	2,500	2,205	4,255	5,055	5,030	4,985	4,965	4,920	4,890
Santa Rosa, CA	4,695	6,370	6,290	6,530	6,490	6,430	6,375	6,340	6,275
Vallejo-Fairfield, CA	1,295	1,985	1,815	1,935	1,945	1,955	1,950	1,970	1,975
Region	17,775	18,905	22,800	24,990	24,865	24,740	24,620	24,500	24,380

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONSTRUCTION — COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	36,980	46,540	37,745	50,400	52,075	54,350	58,475	64,460	69,985
Contra Costa	20,835	26,185	19,305	25,130	26,080	27,430	30,750	35,840	39,010
Marin	7,645	7,570	5,530	6,925	7,110	7,425	7,815	8,255	8,640
Napa	2,345	3,965	4,910	6,110	6,400	6,750	7,390	8,395	9,075
San Francisco	16,345	23,320	10,185	14,330	14,610	15,320	16,715	20,225	23,320
San Mateo	18,645	26,860	14,200	17,560	18,490	19,295	20,360	23,635	27,340
Santa Clara	37,275	47,940	48,660	63,555	66,395	70,035	74,695	81,495	92,275
Solano	9,195	14,390	8,375	10,015	10,210	10,655	11,555	12,845	13,775
Sonoma	8,975	11,465	16,205	20,945	22,295	23,720	25,645	28,105	29,990
Region	158,235	208,230	165,115	214,970	223,660	234,985	253,405	283,260	313,405

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONSTRUCTION — METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	2,345	3,965	4,910	6,110	6,400	6,750	7,390	8,395	9,075
San Francisco-Oakland-Hayward, CA	100,445	130,470	86,965	114,345	118,365	123,820	134,115	152,415	168,295
San José-Sunnyvale-Santa Clara, CA	37,275	47,940	48,660	63,555	66,395	70,035	74,695	81,495	92,275
Santa Rosa, CA	8,975	11,465	16,205	20,945	22,295	23,720	25,645	28,105	29,990
Vallejo-Fairfield, CA	9,195	14,390	8,375	10,015	10,210	10,655	11,555	12,845	13,775
Region	158,235	208,230	165,115	214,970	223,660	234,985	253,405	283,260	313,405

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MANUFACTURING & WHOLESALE – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	109,460	124,780	101,150	101,680	105,125	106,955	108,325	108,565	107,600
Contra Costa	28,265	27,780	25,670	25,795	25,745	25,845	26,310	26,590	26,045
Marin	5,565	7,705	4,210	4,230	4,175	4,235	4,220	4,055	3,950
Napa	8,215	7,905	12,535	11,655	11,850	11,970	12,190	12,720	12,665
San Francisco	23,230	29,280	19,985	20,720	19,355	18,665	17,435	16,150	14,715
San Mateo	43,190	44,120	37,985	34,025	32,230	30,895	29,145	27,535	26,135
Santa Clara	205,440	208,310	184,345	185,300	182,740	181,750	179,490	176,330	176,365
Solano	14,180	17,160	14,225	13,885	14,485	15,310	16,105	17,145	17,320
Sonoma	24,175	26,015	28,440	26,305	25,590	25,000	24,440	24,015	23,485
Region	461,715	493,060	428,550	423,600	421,295	420,630	417,655	413,115	408,280

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MANUFACTURING & WHOLESALE – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	8,215	7,905	12,535	11,655	11,850	11,970	12,190	12,720	12,665
San Francisco-Oakland-Hayward, CA	209,710	233,670	189,005	186,455	186,630	186,605	185,435	182,900	178,445
San José-Sunnyvale-Santa Clara, CA	205,440	208,310	184,345	185,300	182,740	181,750	179,490	176,330	176,365
Santa Rosa, CA	24,175	26,015	28,440	26,305	25,590	25,000	24,440	24,015	23,485
Vallejo-Fairfield, CA	14,180	17,160	14,225	13,885	14,485	15,310	16,105	17,145	17,320
Region	461,715	493,060	428,550	423,600	421,295	420,630	417,655	413,115	408,280

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

RETAIL — COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	68,730	78,500	64,900	72,570	74,560	75,685	78,075	80,405	83,115
Contra Costa	46,405	48,415	42,410	45,825	45,985	47,140	48,140	49,380	50,180
Marin	16,595	16,255	14,930	14,195	13,830	13,365	12,840	12,305	12,085
Napa	6,980	6,515	6,280	7,590	7,705	7,685	7,660	7,640	7,520
San Francisco	46,070	55,240	42,565	48,640	50,985	52,755	53,685	54,515	56,485
San Mateo	37,585	38,055	34,625	36,515	37,530	38,120	39,220	39,420	39,675
Santa Clara	86,520	93,535	80,050	88,905	91,160	94,310	97,215	101,670	104,815
Solano	17,950	20,985	16,630	18,090	18,430	18,710	18,845	18,810	19,015
Sonoma	25,110	28,495	23,255	24,225	24,325	24,880	25,295	25,335	25,280
Region	351,945	385,995	325,645	356,555	364,515	372,655	380,975	389,480	398,175

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

RETAIL — METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	6,980	6,515	6,280	7,590	7,705	7,685	7,660	7,640	7,520
San Francisco-Oakland-Hayward, CA	215,380	236,465	199,425	217,745	222,890	227,065	231,955	236,025	241,545
San José-Sunnyvale-Santa Clara, CA	86,520	93,535	80,050	88,905	91,160	94,310	97,215	101,670	104,815
Santa Rosa, CA	25,110	28,495	23,255	24,225	24,325	24,880	25,295	25,335	25,280
Vallejo-Fairfield, CA	17,950	20,985	16,630	18,090	18,430	18,710	18,845	18,810	19,015
Region	351,945	385,995	325,645	356,555	364,515	372,655	380,975	389,480	398,175

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

TRANSPORTATION & UTILITIES – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	26,360	29,370	20,090	21,800	23,075	23,460	24,420	25,530	26,525
Contra Costa	7,115	8,010	10,885	11,625	11,940	12,040	12,680	13,500	14,095
Marin	1,530	1,190	2,285	2,445	2,470	2,510	2,575	2,605	2,690
Napa	1,045	1,510	1,845	2,090	2,195	2,245	2,390	2,650	2,830
San Francisco	13,590	15,585	12,270	13,310	12,710	12,230	11,735	11,390	10,995
San Mateo	21,490	26,005	25,960	24,565	23,905	22,975	22,385	22,225	22,565
Santa Clara	12,770	15,430	14,295	15,485	15,845	15,985	16,560	17,370	18,570
Solano	4,105	4,510	4,660	4,835	5,180	5,500	5,980	6,715	7,215
Sonoma	4,195	4,160	4,835	4,720	4,710	4,605	4,640	4,795	4,975
Region	92,200	105,775	97,135	100,875	102,025	101,545	103,370	106,770	110,460

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

TRANSPORTATION & UTILITIES – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	1,045	1,510	1,845	2,090	2,195	2,245	2,390	2,650	2,830
San Francisco-Oakland-Hayward, CA	70,085	80,160	71,495	73,745	74,095	73,210	73,805	75,245	76,870
San José-Sunnyvale-Santa Clara, CA	12,770	15,430	14,295	15,485	15,845	15,985	16,560	17,370	18,570
Santa Rosa, CA	4,195	4,160	4,835	4,720	4,710	4,605	4,640	4,795	4,975
Vallejo-Fairfield, CA	4,105	4,510	4,660	4,835	5,180	5,500	5,980	6,715	7,215
Region	92,200	105,775	97,135	100,875	102,025	101,545	103,370	106,770	110,460

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

INFORMATION – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	16,150	16,435	18,215	27,020	26,180	25,950	26,235	25,310	24,360
Contra Costa	11,220	9,895	18,315	23,555	23,455	22,245	22,410	24,275	22,785
Marin	2,425	3,015	4,845	6,685	6,475	6,460	6,415	5,965	5,565
Napa	535	270	1,070	1,510	1,495	1,515	1,565	1,580	1,525
San Francisco	22,655	37,050	16,290	24,575	23,620	23,690	24,400	26,075	27,015
San Mateo	18,565	30,710	14,500	19,195	18,735	18,420	18,055	18,375	18,490
Santa Clara	51,165	72,605	38,055	56,420	55,720	56,725	57,190	55,415	56,945
Solano	1,870	1,305	1,530	2,015	1,940	1,940	1,985	1,945	1,865
Sonoma	2,630	2,865	4,730	6,715	6,740	6,855	6,990	6,735	6,410
Region	127,220	174,155	117,545	167,695	164,360	163,800	165,255	165,675	164,965

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

INFORMATION – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	535	270	1,070	1,510	1,495	1,515	1,565	1,580	1,525
San Francisco-Oakland-Hayward, CA	71,020	97,110	72,160	101,030	98,465	96,765	97,520	100,005	98,210
San José-Sunnyvale-Santa Clara, CA	51,165	72,605	38,055	56,420	55,720	56,725	57,190	55,415	56,945
Santa Rosa, CA	2,630	2,865	4,730	6,715	6,740	6,855	6,990	6,735	6,410
Vallejo-Fairfield, CA	1,870	1,305	1,530	2,015	1,940	1,940	1,985	1,945	1,865
Region	127,220	174,155	117,545	167,695	164,360	163,800	165,255	165,675	164,965

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

FINANCIAL & LEASING – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	27,640	27,230	26,255	32,635	32,780	31,160	29,930	29,865	28,770
Contra Costa	31,155	31,350	24,740	27,710	27,470	26,295	26,560	26,060	26,320
Marin	8,825	8,330	12,020	12,255	11,865	11,100	10,670	10,385	9,820
Napa	2,455	2,560	3,470	3,170	3,025	2,790	2,600	2,455	3,145
San Francisco	59,760	61,620	55,540	84,190	90,515	91,970	90,710	89,670	86,375
San Mateo	19,920	22,415	23,980	29,800	30,900	31,590	30,920	30,355	32,540
Santa Clara	35,540	39,150	33,320	41,720	42,245	39,855	38,420	36,800	35,365
Solano	5,570	5,870	6,460	6,420	6,285	6,060	5,880	5,810	5,485
Sonoma	9,070	9,375	8,500	8,660	8,490	7,940	7,475	7,105	6,735
Region	199,940	207,910	194,285	246,565	253,580	248,760	243,165	238,500	234,545

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

FINANCIAL & LEASING – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	2,455	2,560	3,470	3,170	3,025	2,790	2,600	2,455	3,145
San Francisco-Oakland-Hayward, CA	147,305	150,950	142,535	186,590	193,535	192,115	188,790	186,335	183,825
San José-Sunnyvale-Santa Clara, CA	35,540	39,150	33,320	41,720	42,245	39,855	38,420	36,800	35,365
Santa Rosa, CA	9,070	9,375	8,500	8,660	8,490	7,940	7,475	7,105	6,735
Vallejo-Fairfield, CA	5,570	5,870	6,460	6,420	6,285	6,060	5,880	5,810	5,485
Region	199,940	207,910	194,285	246,565	253,580	248,760	243,165	238,500	234,545

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

PROFESSIONAL & MANAGERIAL SERVICES – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	119,160	147,250	123,920	172,315	172,970	174,600	177,975	187,605	190,600
Contra Costa	51,535	59,305	60,350	76,340	76,460	78,965	85,930	90,370	97,145
Marin	21,395	21,205	20,825	24,430	23,855	23,970	24,805	25,795	25,950
Napa	4,860	6,190	5,885	5,755	5,515	5,440	5,440	5,370	7,255
San Francisco	140,290	209,965	129,190	217,590	233,525	252,155	264,770	277,085	282,200
San Mateo	65,715	84,560	67,660	94,750	99,420	109,115	114,640	120,790	137,020
Santa Clara	182,775	226,980	178,945	259,990	268,620	277,310	290,775	300,025	310,930
Solano	12,880	13,075	9,675	10,730	10,545	10,855	11,260	11,825	11,815
Sonoma	20,535	19,375	26,665	30,365	29,875	29,850	30,050	30,420	30,520
Region	619,135	787,900	623,120	892,265	920,790	962,260	1,005,650	1,049,290	1,093,435

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

PROFESSIONAL & MANAGERIAL SERVICES – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	4,860	6,190	5,885	5,755	5,515	5,440	5,440	5,370	7,255
San Francisco-Oakland-Hayward, CA	398,085	522,285	401,950	585,425	606,230	638,805	668,120	701,650	732,915
San José-Sunnyvale-Santa Clara, CA	182,775	226,980	178,945	259,990	268,620	277,310	290,775	300,025	310,930
Santa Rosa, CA	20,535	19,375	26,665	30,365	29,875	29,850	30,050	30,420	30,520
Vallejo-Fairfield, CA	12,880	13,075	9,675	10,730	10,545	10,855	11,260	11,825	11,815
Region	619,135	787,900	623,120	892,265	920,790	962,260	1,005,650	1,049,290	1,093,435

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

HEALTH & EDUCATIONAL SERVICES – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	112,595	134,290	109,835	132,975	145,250	156,010	167,190	183,665	197,755
Contra Costa	59,835	75,795	59,060	65,815	71,420	76,100	88,985	98,230	104,680
Marin	20,870	24,605	21,835	23,175	24,805	26,425	28,385	30,475	32,435
Napa	15,625	19,045	8,830	9,095	9,750	10,260	10,930	12,190	14,305
San Francisco	70,110	98,765	90,305	106,395	119,350	131,900	137,795	143,090	148,715
San Mateo	39,915	49,235	44,010	48,640	54,470	59,500	63,105	67,960	77,740
Santa Clara	124,700	161,415	126,920	149,345	163,090	178,490	193,240	208,840	230,225
Solano	22,585	29,920	20,935	20,330	21,685	23,125	25,055	28,015	29,680
Sonoma	28,700	38,430	30,675	34,260	37,855	40,805	44,150	48,615	52,055
Region	494,930	631,500	512,405	590,035	647,675	702,615	758,840	821,080	887,590

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

HEALTH & EDUCATIONAL SERVICES – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	15,625	19,045	8,830	9,095	9,750	10,260	10,930	12,190	14,305
San Francisco-Oakland-Hayward, CA	303,325	382,690	325,040	377,005	415,295	449,930	485,460	523,420	561,325
San José-Sunnyvale-Santa Clara, CA	124,700	161,415	126,920	149,345	163,090	178,490	193,240	208,840	230,225
Santa Rosa, CA	28,700	38,430	30,675	34,260	37,855	40,805	44,150	48,615	52,055
Vallejo-Fairfield, CA	22,585	29,920	20,935	20,330	21,685	23,125	25,055	28,015	29,680
Region	494,930	631,500	512,405	590,035	647,675	702,615	758,840	821,080	887,590

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ARTS, RECREATION & OTHER SERVICES — COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	104,115	106,120	90,635	101,500	102,390	103,825	106,790	111,510	113,730
Contra Costa	56,585	60,690	52,610	54,685	54,645	54,805	61,055	64,155	64,150
Marin	23,465	24,355	20,185	19,880	19,575	19,630	20,070	20,350	20,380
Napa	16,515	21,325	12,880	11,715	11,515	11,380	11,500	11,935	13,110
San Francisco	133,370	138,470	97,895	107,765	109,005	111,435	108,745	104,750	101,205
San Mateo	53,975	62,960	46,690	48,200	49,705	51,195	51,785	52,450	56,660
Santa Clara	119,750	130,720	112,950	128,140	132,380	140,410	147,935	155,245	166,215
Solano	22,090	24,710	21,230	19,255	18,930	19,050	19,690	20,830	20,795
Sonoma	36,590	41,395	30,645	31,755	32,305	32,805	33,790	35,240	35,570
Region	566,460	610,745	485,720	522,895	530,455	544,530	561,365	576,465	591,820

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ARTS, RECREATION & OTHER SERVICES — METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	16,515	21,325	12,880	11,715	11,515	11,380	11,500	11,935	13,110
San Francisco-Oakland-Hayward, CA	371,505	392,595	308,010	332,030	335,325	340,885	348,450	353,215	356,130
San José-Sunnyvale-Santa Clara, CA	119,750	130,720	112,950	128,140	132,380	140,410	147,935	155,245	166,215
Santa Rosa, CA	36,590	41,395	30,645	31,755	32,305	32,805	33,790	35,240	35,570
Vallejo-Fairfield, CA	22,090	24,710	21,230	19,255	18,930	19,050	19,690	20,830	20,795
Region	566,460	610,745	485,720	522,895	530,455	544,530	561,365	576,465	591,820

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

GOVERNMENT – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	82,680	93,810	112,225	120,385	123,350	124,320	122,720	115,840	109,500
Contra Costa	46,310	47,465	45,545	48,135	49,580	51,480	53,955	53,975	52,320
Marin	12,615	16,325	14,460	14,580	14,975	15,230	14,930	13,705	12,695
Napa	7,145	7,045	7,985	7,195	7,490	7,630	7,690	7,465	7,095
San Francisco	84,175	85,645	102,780	110,375	111,520	112,955	113,750	118,655	120,580
San Mateo	27,245	31,190	31,465	30,170	31,570	31,880	31,090	31,235	31,740
Santa Clara	54,850	68,515	89,010	92,825	96,680	98,810	97,510	92,595	93,010
Solano	20,125	21,060	24,710	23,255	23,645	23,985	24,140	23,280	22,095
Sonoma	27,120	30,830	22,340	22,780	24,160	24,955	25,035	23,685	22,280
Region	362,270	401,885	450,520	469,690	482,970	491,245	490,830	480,430	471,315

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

GOVERNMENT – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	7,145	7,045	7,985	7,195	7,490	7,630	7,690	7,465	7,095
San Francisco-Oakland-Hayward, CA	253,025	274,435	306,475	323,645	331,000	335,870	336,445	333,405	326,835
San José-Sunnyvale-Santa Clara, CA	54,850	68,515	89,010	92,825	96,680	98,810	97,510	92,595	93,010
Santa Rosa, CA	27,120	30,830	22,340	22,780	24,160	24,955	25,035	23,685	22,280
Vallejo-Fairfield, CA	20,125	21,060	24,710	23,255	23,645	23,985	24,140	23,280	22,095
Region	362,270	401,885	450,520	469,690	482,970	491,245	490,830	480,430	471,315

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

TOTAL JOBS – COUNTIES

County	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	704,895	805,040	705,865	834,520	858,995	877,545	901,380	934,000	953,190
Contra Costa	360,915	396,435	360,080	406,060	414,225	423,800	458,230	483,810	498,165
Marin	121,435	130,905	121,730	129,510	129,845	131,065	133,425	134,600	134,915
Napa	69,715	80,235	70,635	70,830	71,855	72,535	74,210	77,220	83,320
San Francisco	610,065	755,340	577,510	748,545	785,835	823,725	840,375	862,230	872,230
San Mateo	347,860	417,550	343,380	385,900	399,415	415,430	423,160	436,420	472,340
Santa Clara	913,290	1,066,800	910,815	1,086,740	1,119,900	1,158,665	1,198,000	1,230,705	1,289,600
Solano	131,845	154,970	130,245	130,765	133,275	137,145	142,450	149,185	151,035
Sonoma	191,795	218,775	202,580	217,260	222,835	227,850	233,890	240,390	243,575
Region	3,451,820	4,026,060	3,422,845	4,010,135	4,136,190	4,267,760	4,405,125	4,548,565	4,698,375

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

TOTAL JOBS – METROPOLITAN STATISTICAL AREAS (CBSAS)

CBSA	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Napa, CA	69,715	80,235	70,635	70,830	71,855	72,535	74,210	77,220	83,320
San Francisco-Oakland-Hayward, CA	2,145,175	2,505,275	2,108,565	2,504,535	2,588,320	2,671,565	2,756,575	2,851,060	2,930,840
San José-Sunnyvale-Santa Clara, CA	913,290	1,066,800	910,815	1,086,740	1,119,900	1,158,665	1,198,000	1,230,705	1,289,600
Santa Rosa, CA	191,795	218,775	202,580	217,260	222,835	227,850	233,890	240,390	243,575
Vallejo-Fairfield, CA	131,845	154,970	130,245	130,765	133,275	137,145	142,450	149,185	151,035
Region	3,451,820	4,026,060	3,422,845	4,010,135	4,136,190	4,267,760	4,405,125	4,548,565	4,698,375

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

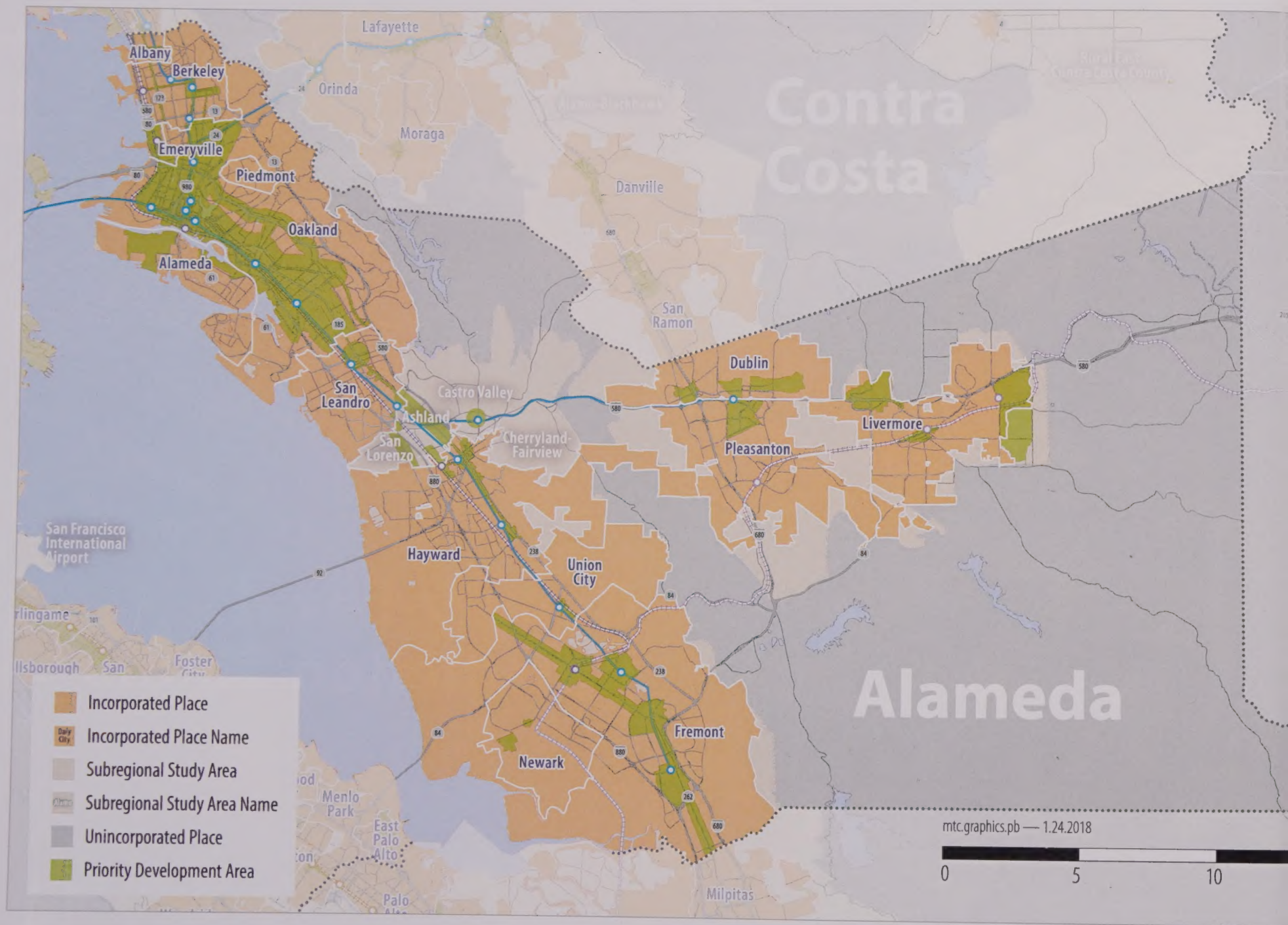
TOTAL JOBS-PRIORITY DEVELOPMENT AREAS TOTALS (PDAS)

County	PDAs	2010	2015	2020	2025	2030	2035	2040
Alameda	In PDA	313,880	390,695	404,610	413,625	422,695	441,825	455,105
Alameda	Not PDA	391,660	443,535	454,070	463,595	478,385	491,905	497,835
Contra Costa	In PDA	132,920	157,535	161,360	164,905	191,195	208,420	219,910
Contra Costa	Not PDA	227,310	248,590	252,930	258,940	267,060	275,390	278,200
Marin	In PDA	9,725	10,715	10,915	10,820	10,785	10,765	10,755
Marin	Not PDA	112,060	118,850	118,985	120,300	122,700	123,890	124,205
Napa	In PDA	6,735	7,050	7,290	7,460	7,665	8,415	14,150
Napa	Not PDA	63,945	63,830	64,620	65,125	66,595	68,845	69,205
San Francisco	In PDA	473,995	626,850	663,080	699,575	714,400	734,285	741,675
San Francisco	Not PDA	102,855	121,385	122,455	123,930	125,875	128,030	130,835
San Mateo	In PDA	99,990	109,100	113,015	120,735	122,365	126,025	139,485
San Mateo	Not PDA	243,350	276,665	286,260	294,570	300,640	310,175	332,560
Santa Clara	In PDA	319,345	387,265	396,400	407,065	410,500	420,075	466,760
Santa Clara	Not PDA	592,185	699,960	724,015	752,050	787,870	810,925	823,110
Solano	In PDA	24,550	25,150	26,060	27,330	27,765	28,385	28,260
Solano	Not PDA	105,610	105,580	107,170	109,775	114,645	120,765	122,735
Sonoma	In PDA	56,595	61,155	62,455	62,795	62,620	63,030	63,650
Sonoma	Not PDA	146,135	156,225	160,500	165,175	171,370	177,420	179,935
Region	In PDA	1,437,735	1,775,515	1,845,185	1,914,310	1,969,990	2,041,225	2,139,750
Region	Not PDA	1,985,110	2,234,620	2,291,005	2,353,460	2,435,140	2,507,345	2,558,620

Source: Model estimates from Plan Bay Area 2040 data.



County-Level Jurisdiction Totals



Alameda County

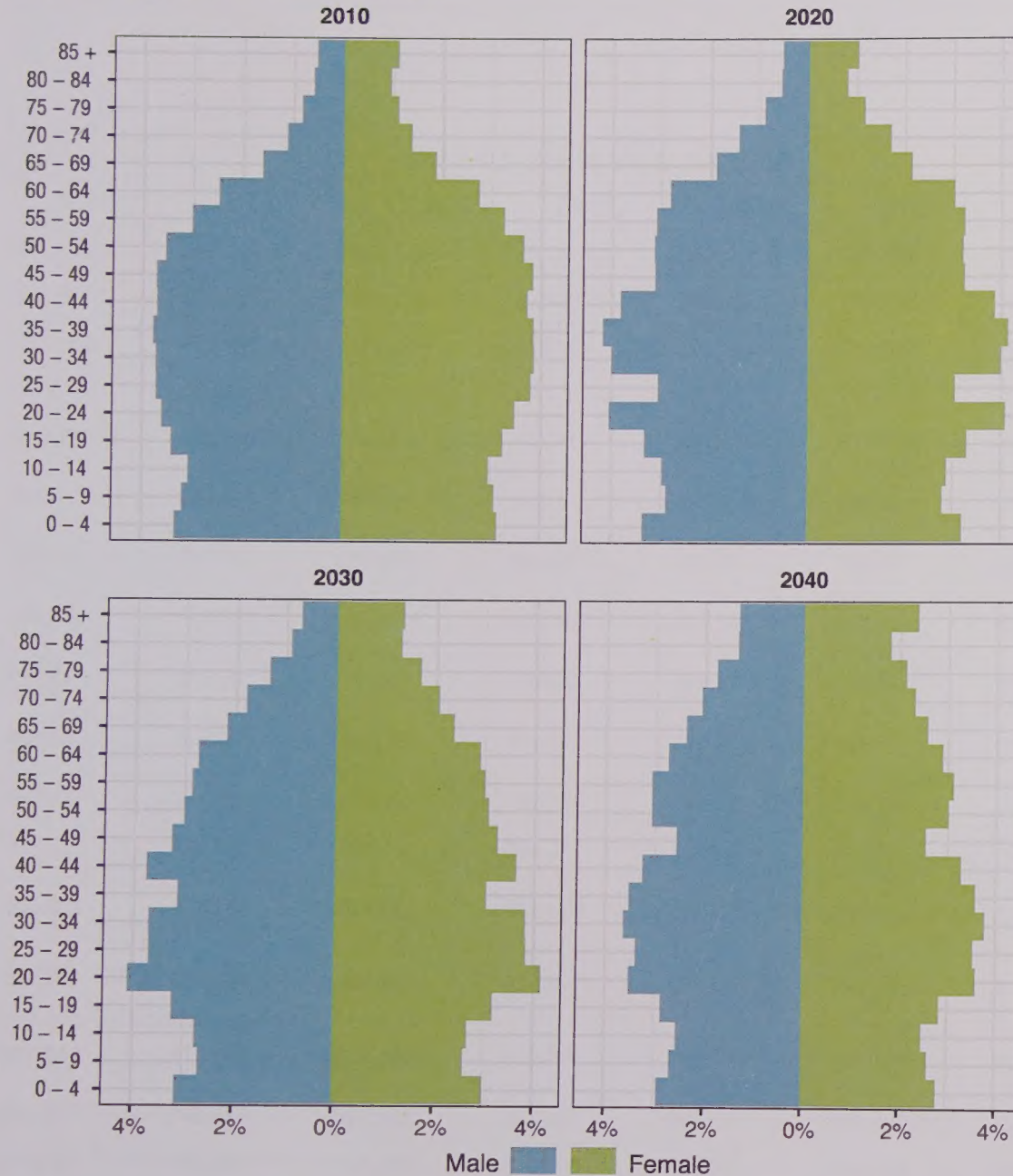
ALAMEDA DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	1,510,270	1,611,320	1,515,230	1,625,780	1,711,460	1,776,495	1,868,635	1,960,630	2,092,370
Household Population	1,469,750	1,572,000	1,477,230	1,585,490	1,668,875	1,731,595	1,821,170	1,910,510	2,039,275
Households	544,045	562,525	545,140	585,475	614,965	637,395	668,285	696,370	734,210
Persons per Household	2.70	2.79	2.71	2.71	2.71	2.72	2.73	2.74	2.78
Employed Residents	727,800	827,795	723,810	878,975	911,725	929,230	959,745	985,760	1,022,040
Agriculture & Natural Resources	1,025	710	895	1,240	1,245	1,235	1,245	1,250	1,240
Construction	36,980	46,540	37,745	50,400	52,075	54,350	58,475	64,460	69,985
Manufacturing & Wholesale	109,460	124,780	101,150	101,680	105,125	106,955	108,325	108,565	107,600
Retail	68,730	78,500	64,900	72,570	74,560	75,685	78,075	80,405	83,115
Transportation & Utilities	26,360	29,370	20,090	21,800	23,075	23,460	24,420	25,530	26,525
Information	16,150	16,435	18,215	27,020	26,180	25,950	26,235	25,310	24,360
Financial & Leasing	27,640	27,230	26,255	32,635	32,780	31,160	29,930	29,865	28,770
Professional & Managerial Services	119,160	147,250	123,920	172,315	172,970	174,600	177,975	187,605	190,600
Health & Educational Services	112,595	134,290	109,835	132,975	145,250	156,010	167,190	183,665	197,755
Arts, Recreation & Other Services	104,115	106,120	90,635	101,500	102,390	103,825	106,790	111,510	113,730
Government	82,680	93,810	112,225	120,385	123,350	124,320	122,720	115,840	109,500
Total Jobs	704,895	805,040	705,865	834,520	858,995	877,545	901,380	934,000	953,190

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODS Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA COUNTY

Projected Age Distribution, Alameda



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

Alameda County is one of the Bay Area's earlier developed counties, with most of its jurisdictions incorporated prior to World War II. It has a continuously urbanized corridor running parallel with the bay in the west, spanning a stretch of over 30 miles between Berkeley in the north and Fremont in the south where the county abuts Milpitas in Santa Clara County. Another axis of development is along the eastward 580 corridor / BART line, with its terminus in Dublin and Pleasanton forming important population and increasingly employment centers.

Alameda County has great access to transit service, with key operators including Bay Area Rapid Transit (BART) and AC Transit. BART recently expanded service to Warm Springs / South Fremont, and is working on the Silicon Valley BART Extension connecting the East Bay to San José slated for completion in 2019. Several Bus Rapid Transit (BRT) lines are in operation in the county, along San Pablo Avenue, and along East 14th Street/International Boulevard. The County is also served by the Amtrak Capitol Corridor for service to Sacramento, and the Altamont Commuter Express (ACE) train links the southern part of the county to San Joaquin County to the east and major employment centers in Santa Clara County.

POPULATION

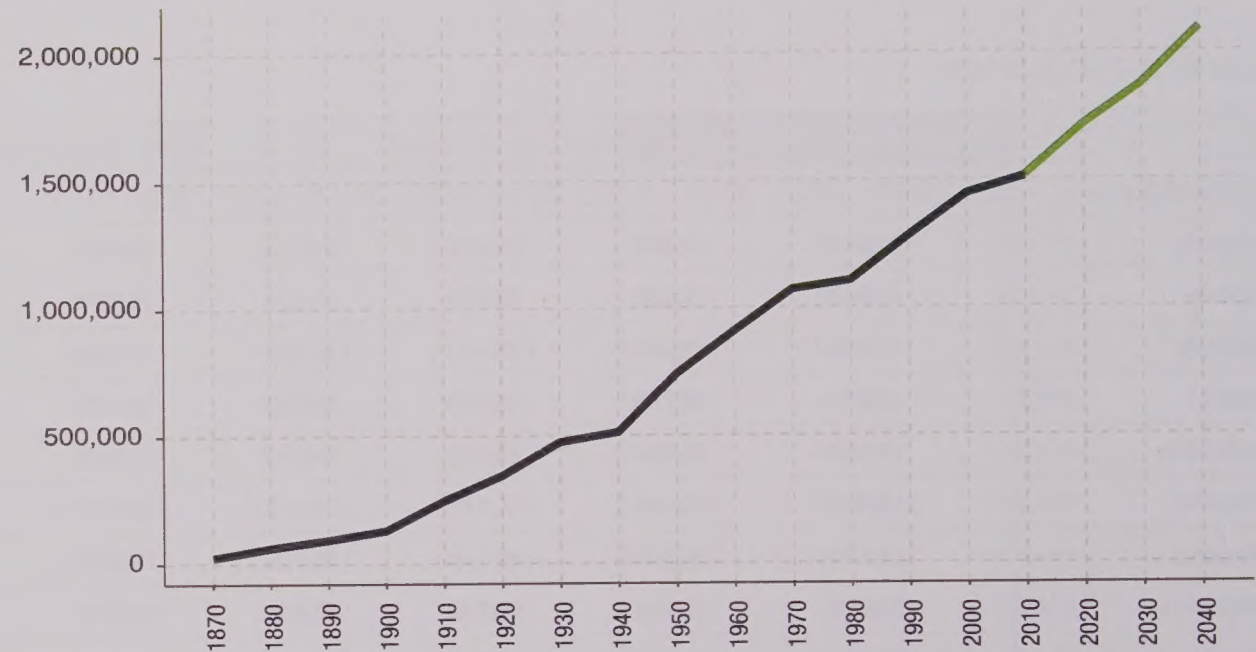
Alameda County is the second largest in the region by population, at 1.51 million by 2010. The population of Alameda County is projected

to grow by 38 percent, reaching a total of nearly 2.1 million people by 2040. The number of households is projected to increase by 35 percent to 734,000 in 2040. Oakland, the largest city in Alameda County, and the third largest city in the Bay Area, is expected to add almost 260,000 new residents and almost 88,000 new households in the next thirty years, accommodating almost half of the total population and household growth projected for the county. Population and household increases in Fremont, the second largest city in the county, and fourth largest city in the region, accounts for 10 percent of the total county growth. Emeryville, and Dublin will experience substantial changes in the future, with Emeryville more than tripling its population and households, and Dublin almost doubling its current population base.

ECONOMY

Alameda County's economy has capitalized on its access to railroads and ports, developing transportation and manufacturing industries through the 20th century. In spite of restructuring of the county's economy, the Manufacturing, Wholesale and Transportation sector still makes up 15 percent of the county's jobs. In recent decades, this sector has generally shifted away from goods production towards administrative, research and development, and marketing functions. The University of California is the largest employer in the county, and education and research activities serve as important economic drivers. The largest share of the county's employment is Professional & Managerial Services, with 18 percent of jobs, while

Historic and Projected Population, Alameda



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

Health & Educational Services and the Information, Government and Construction sector each account for another with 16 percent of total jobs.

Important centers, apart from Oakland, include Fremont, Berkeley, Hayward and San Leandro in the west, and Pleasanton and Livermore in the east. Employment in Alameda County is projected to increase by over 247,000 jobs between 2010 and 2040, a 35 percent increase. It is anticipated that Oakland will assume 38 percent of the county's total job growth, highest among all cities in the county, followed by Berkeley and Fremont, each taking on 13 percent of the total increase in employment. Similar to its population and household growth, Dublin's employment is

expected to increase by over 70 percent or over 13,000 new jobs. There are 43 PDAs in Alameda County, which include all of the BART stations, many of the downtowns, and transit nodes along the major bus corridors. With growth and new development poised to take advantage of the county's excellent connectivity via these transit accessible areas, Alameda County is projected to grow significantly, taking on some 23 percent of the region's total household and 19 percent job growth. More than eight of 10 households are projected to be in the county's PDAs, while for jobs, the figure is closer to six out of 10.

Data Tables for Alameda County

ALAMEDA POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	73,810	77,655	74,635	86,725	87,460	89,000	90,560	91,265	92,465
Albany	18,540	18,825	18,625	19,110	19,285	19,580	19,925	20,180	20,425
Berkeley	112,580	119,245	112,660	119,525	127,520	131,005	135,680	137,680	140,935
Dublin	46,035	56,165	46,680	49,980	51,070	54,780	71,870	78,140	83,595
Emeryville	10,080	10,900	10,105	11,780	12,260	13,845	16,050	25,005	34,130
Fremont	214,090	228,030	214,765	222,155	231,970	234,595	239,610	255,755	275,440
Hayward	144,185	156,620	145,675	150,960	154,280	156,420	160,295	167,995	178,270
Livermore	80,970	86,580	81,285	83,345	84,935	89,960	99,115	106,190	113,730
Newark	42,575	44,430	42,710	44,465	44,905	45,355	45,990	46,355	47,720
Oakland	390,725	417,995	392,105	442,725	480,270	516,855	554,325	588,710	650,625
Piedmont	10,665	11,175	10,665	10,650	10,765	10,885	11,040	11,090	11,170
Pleasanton	70,285	74,345	66,605	70,560	75,030	76,235	78,370	83,115	87,875
San Leandro	84,950	87,865	85,300	86,220	98,635	101,045	103,910	105,210	107,520
Union City	69,515	72,775	69,740	75,675	76,215	76,935	78,100	79,080	79,845
Unincorporated	141,265	148,715	143,675	151,910	156,865	159,995	163,800	164,855	168,620
County	1,510,270	1,611,320	1,515,230	1,625,780	1,711,460	1,776,495	1,868,635	1,960,630	2,092,370

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities

ALAMEDA HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	72,315	76,230	73,140	85,140	85,785	87,230	88,685	89,280	90,370
Albany	15,375	16,255	18,545	19,025	19,195	19,480	19,825	20,075	20,310
Berkeley	99,730	105,330	100,040	106,175	113,395	116,060	119,875	120,960	123,250
Dublin	40,260	52,105	40,315	43,160	43,890	47,310	64,005	69,885	74,795
Emeryville	10,005	10,825	10,040	11,705	12,180	13,765	15,960	24,915	34,030
Fremont	212,440	226,380	213,115	220,415	230,120	232,640	237,540	253,570	273,130
Hayward	141,460	153,440	143,020	148,150	151,305	153,275	156,965	164,465	174,530
Livermore	80,460	86,070	80,695	82,725	84,280	89,265	98,380	105,410	112,905
Newark	42,430	44,285	42,565	44,310	44,740	45,185	45,805	46,165	47,515
Oakland	382,585	410,190	383,780	433,905	470,950	507,020	543,910	577,710	638,980
Piedmont	10,665	11,170	10,660	10,645	10,760	10,880	11,035	11,090	11,170
Pleasanton	69,830	73,890	66,155	70,085	74,525	75,705	77,805	82,520	87,245
San Leandro	84,300	87,215	84,655	85,540	97,885	100,255	103,070	104,325	106,585
Union City	69,000	72,255	69,215	75,120	75,630	76,315	77,445	78,385	79,110
Unincorporated	138,895	146,355	141,290	149,395	154,235	157,205	160,855	161,755	165,345
County	1,469,750	1,572,000	1,477,230	1,585,490	1,668,875	1,731,595	1,821,170	1,910,510	2,039,275

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities

ALAMEDA HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	30,125	30,755	30,125	33,990	34,320	34,875	35,295	35,150	35,130
Albany	6,310	6,445	7,400	7,560	7,630	7,740	7,845	7,865	7,855
Berkeley	46,030	46,985	46,030	48,780	52,290	53,475	55,095	55,025	55,370
Dublin	14,915	18,645	14,915	15,860	16,150	17,345	23,250	25,065	26,475
Emeryville	5,695	5,955	5,695	6,820	7,080	7,965	9,175	14,060	18,885
Fremont	71,005	73,130	71,005	73,300	77,065	77,825	79,215	84,280	90,160
Hayward	45,365	47,560	45,365	47,110	48,130	48,745	49,660	51,575	54,335
Livermore	29,135	30,120	29,135	29,830	30,405	32,180	35,570	37,570	39,675
Newark	12,970	13,085	12,970	13,450	13,595	13,715	13,845	13,805	14,055
Oakland	153,790	159,365	153,790	174,405	186,145	198,855	211,790	223,170	241,465
Piedmont	3,800	3,850	3,800	3,780	3,820	3,865	3,900	3,875	3,850
Pleasanton	25,245	25,820	25,245	25,360	27,040	27,365	27,990	29,320	30,575
San Leandro	30,715	30,715	30,715	30,930	35,150	35,945	36,810	36,890	37,260
Union City	20,435	20,680	20,435	22,280	22,450	22,630	22,865	22,910	22,830
Unincorporated	48,515	49,410	48,515	52,020	53,700	54,870	55,980	55,810	56,285
County	544,045	562,525	545,140	585,475	614,965	637,395	668,285	696,370	734,210

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

ALAMEDA PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	2.40	2.48	2.43	2.50	2.50	2.50	2.51	2.54	2.57
Albany	2.44	2.52	2.51	2.52	2.52	2.52	2.53	2.55	2.59
Berkeley	2.17	2.24	2.17	2.18	2.17	2.17	2.18	2.20	2.23
Dublin	2.70	2.79	2.70	2.72	2.72	2.73	2.75	2.79	2.83
Emeryville	1.76	1.82	1.76	1.72	1.72	1.73	1.74	1.77	1.80
Fremont	2.99	3.10	3.00	3.01	2.99	2.99	3.00	3.01	3.03
Hayward	3.12	3.23	3.15	3.14	3.14	3.14	3.16	3.19	3.21
Livermore	2.76	2.86	2.77	2.77	2.77	2.77	2.77	2.81	2.85
Newark	3.27	3.38	3.28	3.29	3.29	3.29	3.31	3.34	3.38
Oakland	2.49	2.57	2.50	2.49	2.53	2.55	2.57	2.59	2.65
Piedmont	2.81	2.90	2.81	2.82	2.82	2.82	2.83	2.86	2.90
Pleasanton	2.77	2.86	2.62	2.76	2.76	2.77	2.78	2.81	2.85
San Leandro	2.74	2.84	2.76	2.77	2.78	2.79	2.80	2.83	2.86
Union City	3.38	3.49	3.39	3.37	3.37	3.37	3.39	3.42	3.47
Unincorporated	2.86	2.96	2.91	2.87	2.87	2.87	2.87	2.90	2.94
County	2.70	2.79	2.71	2.71	2.71	2.72	2.73	2.74	2.78

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

ALAMEDA EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	38,355	41,060	38,570	52,720	52,455	52,600	52,730	52,040	51,390
Albany	8,920	9,740	9,505	10,950	10,935	10,960	11,010	10,885	10,765
Berkeley	54,650	62,125	58,620	70,360	74,620	75,510	76,705	76,250	75,985
Dublin	22,810	29,015	15,325	18,435	18,490	20,040	27,925	30,610	32,180
Emeryville	6,395	7,490	3,235	4,290	4,430	4,930	5,635	8,605	11,485
Fremont	103,490	116,130	108,865	127,440	132,825	132,950	134,345	140,880	148,155
Hayward	67,060	79,585	66,550	76,875	77,400	77,380	78,090	80,435	83,835
Livermore	41,745	47,095	39,605	45,335	45,420	47,505	51,790	54,680	57,315
Newark	21,370	23,185	20,330	23,810	23,745	23,755	23,720	23,485	23,670
Oakland	184,145	213,760	179,210	229,700	243,160	254,610	267,165	277,535	296,185
Piedmont	5,015	5,210	5,560	6,730	6,865	6,975	7,070	7,020	6,985
Pleasanton	34,270	39,220	36,345	44,355	46,990	47,100	47,770	49,840	51,545
San Leandro	41,030	45,290	39,115	44,155	49,215	49,565	49,885	49,395	49,170
Union City	33,110	36,945	33,200	40,645	40,485	40,420	40,545	40,115	39,660
Unincorporated	65,430	71,945	69,765	83,170	84,695	84,930	85,355	83,980	83,720
County	727,800	827,795	723,810	878,975	911,725	929,230	959,745	985,760	1,022,040

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

ALAMEDA TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	26,390	30,730	29,265	32,400	38,905	40,955	41,730	42,235	42,420
Albany	4,450	5,300	4,415	4,880	4,925	5,005	5,080	5,175	5,190
Berkeley	60,015	73,720	90,350	114,665	116,435	117,700	118,885	121,315	121,670
Dublin	16,155	20,500	18,085	20,935	21,330	21,815	24,205	30,325	31,115
Emeryville	20,650	23,860	15,855	19,540	19,765	19,715	19,920	20,130	20,010
Fremont	91,415	114,245	86,150	95,205	103,130	106,945	110,300	111,770	118,460
Hayward	69,190	73,235	60,870	68,105	69,910	71,820	74,555	77,170	77,805
Livermore	44,125	49,210	42,705	43,180	43,025	43,335	43,950	45,105	45,870
Newark	16,505	18,265	17,340	18,180	19,055	19,920	21,130	22,565	22,875
Oakland	212,335	217,155	179,065	244,050	247,310	252,910	259,175	267,240	272,760
Piedmont	2,360	2,300	1,815	1,975	1,945	1,940	1,950	1,955	1,930
Pleasanton	51,720	66,125	60,095	65,140	65,185	65,445	66,940	72,480	75,440
San Leandro	39,335	48,470	49,715	53,960	54,695	55,885	57,830	59,200	59,610
Union City	21,900	31,725	20,990	22,905	24,065	24,980	26,120	27,190	28,105
Unincorporated	28,345	30,200	28,825	29,115	29,010	28,845	29,315	29,875	29,680
County	704,895	805,040	705,540	834,230	858,685	877,220	901,080	933,725	952,940

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	5	0	5	15	20	20	20	20	20
Albany	5	0	5	10	10	10	10	10	10
Berkeley	35	35	30	35	35	35	35	35	35
Dublin	10	15	40	80	75	75	80	80	80
Emeryville	20	0	5	5	5	5	5	5	5
Fremont	150	35	80	140	150	155	160	160	165
Hayward	25	35	30	45	45	45	45	45	45
Livermore	10	160	155	230	230	225	230	240	240
Newark	40	25	20	25	25	25	25	25	25
Oakland	445	35	280	305	300	285	280	270	250
Piedmont	25	25	10	10	10	10	10	5	5
Pleasanton	20	110	120	180	180	180	185	185	190
San Leandro	0	0	20	35	30	30	35	35	35
Union City	0	5	25	35	35	35	40	40	40
Unincorporated	125	105	75	95	95	95	95	95	95
County	1,025	710	895	1,240	1,245	1,235	1,245	1,250	1,240

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	4,230	4,230	3,405	3,420	3,460	3,475	3,445	3,355	3,315
Albany	115	135	180	240	250	260	275	270	275
Berkeley	5,070	6,505	4,830	5,135	5,085	4,975	4,890	4,740	4,640
Dublin	2,185	1,765	2,000	2,020	2,020	2,020	2,075	2,085	2,115
Emeryville	2,390	2,415	2,455	2,415	2,305	2,180	2,075	1,845	1,675
Fremont	27,695	37,470	23,500	25,310	30,200	32,470	33,845	34,675	35,250
Hayward	20,980	23,465	16,080	16,440	16,850	17,300	18,045	18,870	19,005
Livermore	8,285	10,060	6,255	6,250	6,470	6,660	7,040	7,395	7,510
Newark	4,130	5,025	4,135	4,045	4,290	4,510	4,865	5,380	5,590
Oakland	31,055	30,235	20,390	22,755	22,440	22,195	21,800	21,280	20,790
Piedmont	20	5	45	45	45	45	40	40	35
Pleasanton	5,880	7,120	7,425	6,975	6,685	6,525	6,430	6,155	6,100
San Leandro	11,445	12,230	19,990	18,085	17,360	16,875	16,665	16,335	15,985
Union City	9,015	11,155	7,820	7,725	8,090	8,280	8,555	8,830	8,985
Unincorporated	2,085	1,925	2,760	2,675	2,680	2,685	2,745	2,885	2,915
County	135,820	154,150	121,280	123,520	128,240	130,460	132,790	134,145	134,195

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	2,470	2,745	1,810	2,210	2,140	2,130	2,120	2,090	2,050
Albany	875	865	660	710	705	710	705	690	695
Berkeley	5,505	6,970	5,185	5,710	5,965	6,060	6,150	6,075	6,000
Dublin	3,645	5,205	3,020	3,465	3,405	3,550	4,580	4,885	5,020
Emeryville	2,965	3,270	1,660	2,155	2,190	2,445	2,765	3,880	5,030
Fremont	7,660	8,020	7,120	7,920	8,225	8,040	7,965	8,195	8,555
Hayward	7,410	8,640	5,845	6,450	6,425	6,420	6,420	6,540	6,700
Livermore	3,620	5,630	4,330	4,965	4,845	4,920	5,265	5,445	5,595
Newark	3,190	2,585	3,340	3,630	3,640	3,590	3,540	3,485	3,465
Oakland	13,630	13,890	10,085	12,185	12,545	13,175	13,725	14,115	14,770
Piedmont	190	150	30	100	95	95	95	95	90
Pleasanton	6,795	7,930	11,395	11,690	12,380	12,515	12,680	13,010	13,330
San Leandro	6,200	6,950	6,100	6,450	7,135	7,180	7,245	7,160	7,130
Union City	2,675	3,600	2,420	2,820	2,755	2,720	2,700	2,660	2,620
Unincorporated	2,795	2,760	1,905	2,115	2,110	2,130	2,120	2,080	2,065
County	68,730	78,500	64,900	72,570	74,560	75,685	78,075	80,405	83,115

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	7,390	8,435	5,310	6,820	9,805	10,750	11,220	11,695	11,775
Albany	815	575	625	820	810	805	815	840	840
Berkeley	8,025	10,055	25,150	37,055	37,305	37,650	38,035	39,305	39,260
Dublin	3,175	4,710	4,020	4,940	4,935	4,865	4,935	7,145	7,090
Emeryville	7,305	9,095	5,095	5,915	5,730	5,415	5,245	4,960	4,420
Fremont	21,895	28,555	20,260	22,525	22,290	21,890	21,795	21,225	24,110
Hayward	9,715	10,000	9,215	11,795	11,695	11,735	11,965	12,345	12,225
Livermore	13,775	13,965	12,600	12,305	11,675	11,150	10,595	10,405	10,045
Newark	3,205	4,175	3,630	3,425	3,240	3,160	3,130	3,070	2,890
Oakland	41,235	46,230	32,150	61,475	61,415	62,095	63,680	66,955	66,790
Piedmont	250	230	450	540	525	525	535	545	545
Pleasanton	20,885	26,090	17,015	20,415	19,865	19,480	19,625	22,420	23,170
San Leandro	6,110	6,925	5,815	7,465	7,290	7,300	7,500	7,745	7,590
Union City	1,795	3,685	2,625	3,005	3,005	3,015	3,090	3,155	3,210
Unincorporated	3,060	3,370	6,115	6,270	5,985	5,725	5,540	5,435	5,185
County	146,800	174,485	150,065	204,770	205,570	205,565	207,700	217,245	219,145

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	9,050	10,755	7,820	8,930	12,260	13,300	13,825	14,225	14,645
Albany	2,020	2,855	1,670	1,720	1,775	1,825	1,865	1,975	2,015
Berkeley	21,190	25,565	39,255	46,515	47,695	48,655	49,465	51,210	52,160
Dublin	4,575	5,155	3,750	4,650	5,080	5,425	6,045	9,685	10,250
Emeryville	4,330	4,525	4,200	5,160	5,455	5,565	5,805	5,765	5,650
Fremont	21,485	24,915	20,675	21,810	23,485	24,685	26,280	27,405	30,355
Hayward	17,250	15,075	14,415	16,185	17,190	18,185	19,535	21,135	22,105
Livermore	8,295	9,000	8,875	8,870	9,235	9,655	10,120	10,970	11,950
Newark	3,610	4,305	3,735	3,795	4,080	4,345	4,720	5,320	5,455
Oakland	86,455	86,070	59,785	78,940	82,245	87,325	92,500	98,495	103,810
Piedmont	1,375	1,270	755	740	725	725	760	785	800
Pleasanton	10,600	16,475	9,970	11,155	11,630	12,350	13,390	15,845	18,210
San Leandro	9,790	14,490	9,135	10,320	10,770	11,535	12,730	14,320	15,315
Union City	5,430	9,205	5,350	5,320	5,565	5,785	6,110	6,670	7,270
Unincorporated	12,950	12,075	11,075	10,365	10,460	10,475	10,830	11,365	11,500
County	216,710	240,410	200,475	234,480	247,645	259,835	273,980	295,175	311,485

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

ALAMEDA INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Alameda	3,250	4,560	10,910	11,000	11,215	11,275	11,100	10,850	10,610
Albany	630	870	1,280	1,375	1,370	1,400	1,415	1,390	1,355
Berkeley	20,185	24,590	15,900	20,210	20,350	20,325	20,310	19,950	19,575
Dublin	2,565	3,645	5,255	5,780	5,810	5,880	6,490	6,440	6,560
Emeryville	3,645	4,555	2,440	3,895	4,080	4,110	4,020	3,675	3,230
Fremont	12,530	15,260	14,515	17,500	18,780	19,705	20,255	20,110	20,025
Hayward	13,810	16,020	15,285	17,195	17,705	18,135	18,545	18,230	17,725
Livermore	10,130	10,400	10,495	10,560	10,570	10,725	10,705	10,655	10,530
Newark	2,330	2,150	2,480	3,265	3,775	4,295	4,850	5,285	5,450
Oakland	39,510	40,700	56,380	68,390	68,360	67,830	67,190	66,125	66,345
Piedmont	495	620	530	545	540	535	505	480	455
Pleasanton	7,540	8,400	14,165	14,730	14,450	14,390	14,635	14,860	14,445
San Leandro	5,795	7,875	8,650	11,610	12,110	12,960	13,660	13,605	13,560
Union City	2,980	4,080	2,750	4,000	4,620	5,145	5,630	5,835	5,980
Unincorporated	7,325	9,960	6,895	7,595	7,685	7,735	7,980	8,015	7,920
County	135,805	156,785	167,930	197,645	201,420	204,445	207,285	205,505	203,760

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

Contra Costa County

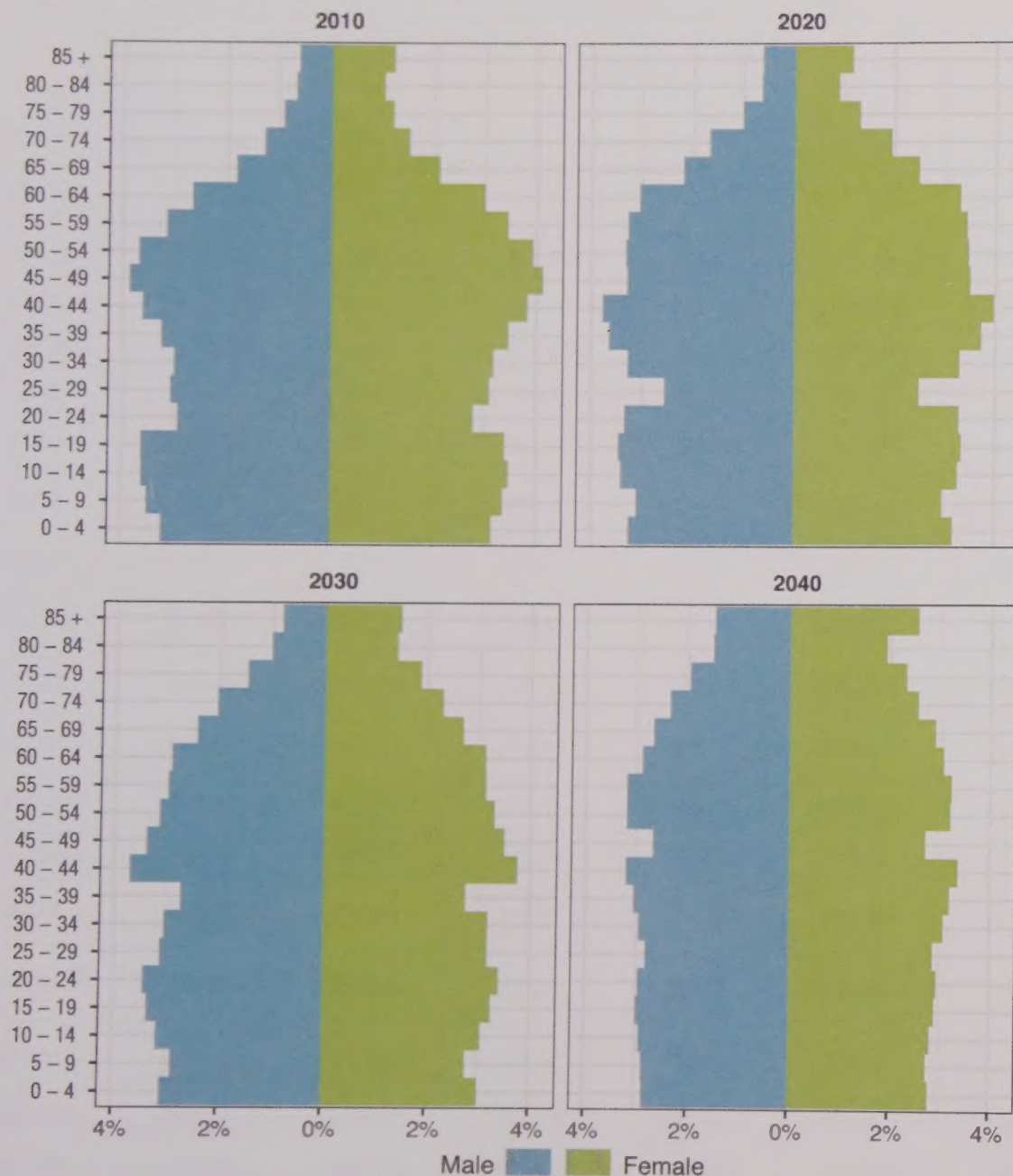
CONTRA COSTA DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	1,049,025	1,111,900	1,051,830	1,093,170	1,128,660	1,198,715	1,257,790	1,329,330	1,387,295
Household Population	1,038,710	1,100,930	1,042,275	1,083,080	1,117,995	1,187,440	1,245,855	1,316,715	1,373,965
Households	375,365	387,920	375,365	386,755	399,615	422,435	440,765	461,065	475,390
Persons per Household	2.77	2.84	2.78	2.80	2.80	2.81	2.83	2.86	2.89
Employed Residents	487,735	536,210	497,445	579,075	589,810	617,185	633,830	655,135	665,875
Agriculture & Natural Resources	1,660	1,550	1,195	1,450	1,450	1,455	1,450	1,430	1,440
Construction	20,835	26,185	19,305	25,130	26,080	27,430	30,750	35,840	39,010
Manufacturing & Wholesale	28,265	27,780	25,670	25,795	25,745	25,845	26,310	26,590	26,045
Retail	46,405	48,415	42,410	45,825	45,985	47,140	48,140	49,380	50,180
Transportation & Utilities	7,115	8,010	10,885	11,625	11,940	12,040	12,680	13,500	14,095
Information	11,220	9,895	18,315	23,555	23,455	22,245	22,410	24,275	22,785
Financial & Leasing	31,155	31,350	24,740	27,710	27,470	26,295	26,560	26,060	26,320
Professional & Managerial Services	51,535	59,305	60,350	76,340	76,460	78,965	85,930	90,370	97,145
Health & Educational Services	59,835	75,795	59,060	65,815	71,420	76,100	88,985	98,230	104,680
Arts, Recreation & Other Services	56,585	60,690	52,610	54,685	54,645	54,805	61,055	64,155	64,150
Government	46,310	47,465	45,545	48,135	49,580	51,480	53,955	53,975	52,320
Total Jobs	360,915	396,435	360,080	406,060	414,225	423,800	458,230	483,810	498,165

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA COUNTY

Projected Age Distribution, Contra Costa



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

Contra Costa County is the third most populous county in the Bay Area, following Alameda and Santa Clara. The western side of the county was the earliest site of substantial urbanization, which was reinforced as manufacturing and refining industries grew in response to the Second World War. Cities in central county often began as rail depots serving nearby farmland, later emerged as bedroom communities during the postwar era, and began expanding as job centers in the 1980s as many back-office functions jobs left San Francisco. East county, historically relatively undeveloped, has taken on much of the county's most recent population growth.

In addition to the highway network, the county is served by a variety of transit services, including BART, Capitol Corridor, and AC Transit, WestCAT and Central Contra Costa Transit. The soon-to-open eBart line will serve passengers from the eastern portion of the county to connect with job centers in San Francisco and other areas connected by transit routes along both sides of the Bay.

POPULATION

In 2010, Contra Costa County had over one million residents. Concord is the largest city with a population of over 122,000 people, followed by Richmond and Antioch, both with more than 100,000 residents as well.

By 2040, the population of Contra Costa County is estimated to be 32 percent above 2010, adding 336,000 new residents and reaching a

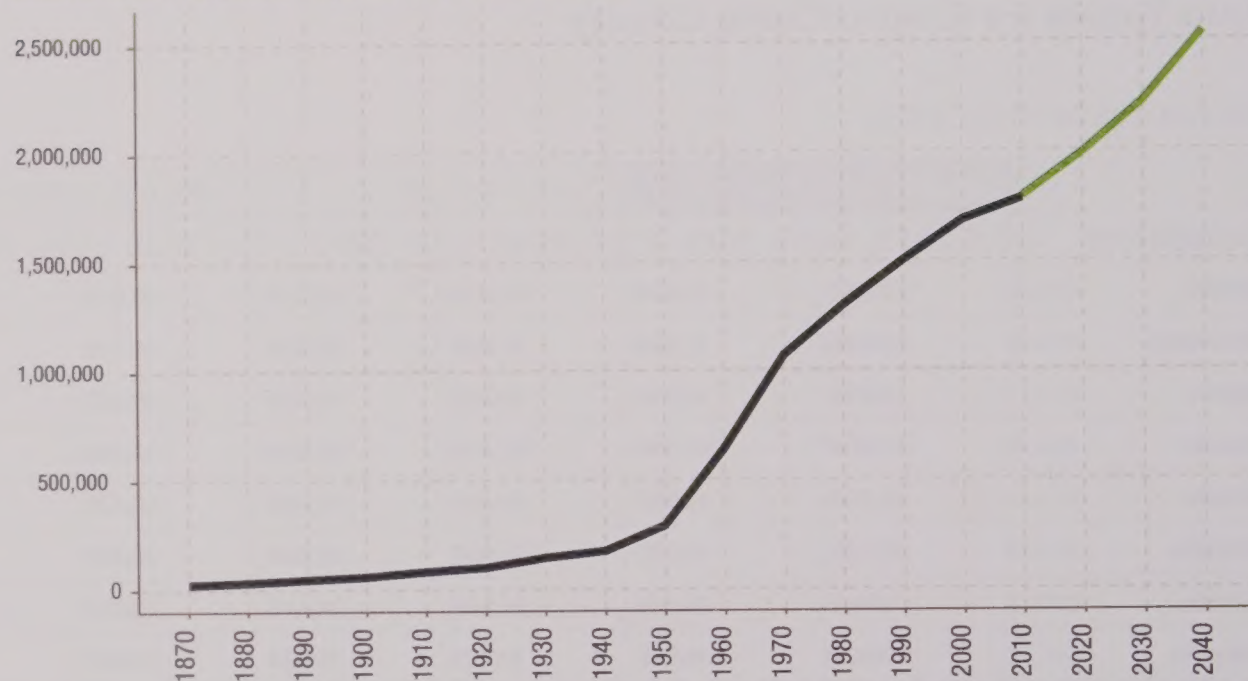
total population of about 1.4 million people. The number of households is projected to increase by 27 percent between 2010 and 2040, or a little over 100,000 households. Cities in the eastern portion of the county: Antioch, Brentwood, Pittsburg and Oakley are projected to take on a third of the county's population and household growth. Concord is projected to add 20,100 households, the highest count in the county, closely followed with Richmond, projected to add 18,800 households. The top three jurisdictions (including unincorporated Contra Costa County in third place) account for almost half the projected growth in population.

ECONOMY

Early economic development in the county was focused on manufacturing, processing and refining industries which had spread out from San Francisco. These businesses located along the county's shoreline. Large industrial plants that refine petroleum, manufacture chemicals, and process raw materials are still a significant part of the county's economic picture, and still dominate its shoreline. Today, the Northern Waterfront Economic Development Initiative aims to leverage existing competitive advantages of the industries to revitalize the industrial areas along the northern waterfront.

In 2010, Contra Costa County had over 360,000 jobs. The Government sector had the highest share of jobs in Contra Costa County (16 percent), followed by Health and Educational Services (15 percent). By 2040, the number of

Historic and Projected Population, Contra Costa



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

jobs in the county is projected to increase by 137,880, or 38 percent. Concord is expected to assume 30 percent of the job growth in the county as the 2,300 acre Navy Weapon Station property is transferred to the city of Concord and redeveloped. San Ramon and Richmond are also taking on much of the county's job growth, accommodating 17 percent and 23 percent of the total job growth respectively.

Overall, the county will accommodate 12 percent of the region's total household growth and 11 percent of total job growth. New jobs and housing are expected to be concentrated in the county's 38 PDAs, clustering along the county's major transit thoroughfares, including San Pablo Avenue in the western part of the county, and around the

BART/eBART stations. All said, about two-thirds of new jobs and households are projected to go into PDAs.

Data Tables for Contra Costa County

CONTRA COSTA POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	102,370	111,265	101,695	100,395	103,595	106,480	112,960	123,755	130,725
Brentwood	51,480	57,080	52,020	50,560	52,745	54,665	60,320	79,700	84,460
Clayton	10,895	11,230	10,665	10,420	10,630	10,880	11,070	11,140	11,255
Concord	122,065	127,840	122,155	128,740	134,605	173,265	177,740	180,555	185,850
Danville	42,040	42,950	42,470	44,480	44,625	45,150	46,450	46,785	47,350
El Cerrito	23,550	24,250	23,550	24,305	26,845	27,375	28,090	28,550	29,075
Hercules	24,060	24,710	23,680	24,665	25,135	25,530	25,885	26,155	28,700
Lafayette	23,895	24,925	23,995	24,615	24,865	25,110	25,635	26,290	26,815
Martinez	35,825	37,165	35,995	35,930	36,660	37,605	38,480	39,055	40,035
Moraga	16,015	16,490	16,035	16,305	16,560	16,810	17,130	17,680	18,080
Oakley	35,430	39,505	35,280	34,325	35,360	36,755	48,450	49,505	54,435
Orinda	17,645	18,645	17,300	17,865	17,960	18,085	18,260	18,485	18,745
Pinole	18,390	18,795	18,940	19,180	19,615	20,050	20,830	21,030	21,390
Pittsburg	63,265	67,455	63,415	70,400	73,055	74,520	75,600	87,040	91,615
Pleasant Hill	33,150	34,085	32,990	33,055	33,590	34,225	35,065	35,325	35,925
Richmond	103,700	109,240	103,050	119,440	126,385	131,380	144,950	154,325	164,220
San Pablo	29,140	30,380	29,730	30,430	31,555	32,330	32,845	33,450	34,090
San Ramon	72,150	77,990	71,295	74,900	76,485	78,430	79,520	81,955	84,165
Walnut Creek	64,175	68,345	64,920	67,130	69,010	71,170	73,915	79,080	81,265
Unincorporated	159,785	169,560	162,645	166,030	169,375	178,900	184,585	189,455	199,105
County	1,049,025	1,111,900	1,051,830	1,093,170	1,128,660	1,198,715	1,257,790	1,329,330	1,387,295

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

CONTRA COSTA HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	101,710	110,600	101,070	99,730	102,895	105,740	112,175	122,930	129,850
Brentwood	51,335	56,935	51,810	50,335	52,510	54,415	60,055	79,400	84,135
Clayton	10,885	11,220	10,655	10,410	10,620	10,870	11,060	11,130	11,245
Concord	121,020	126,465	121,180	127,710	133,515	172,110	176,520	179,265	184,485
Danville	41,795	42,705	42,360	44,365	44,500	45,020	46,310	46,645	47,200
El Cerrito	23,455	24,155	23,460	24,210	26,740	27,265	27,975	28,425	28,950
Hercules	24,005	24,655	23,625	24,605	25,075	25,465	25,820	26,080	28,620
Lafayette	23,795	24,825	23,850	24,465	24,705	24,940	25,460	26,105	26,620
Martinez	34,530	35,770	34,695	34,570	35,235	36,095	36,890	37,370	38,265
Moraga	14,295	14,765	14,425	14,600	14,755	14,900	15,110	15,540	15,815
Oakley	35,330	39,400	35,175	34,215	35,240	36,630	48,320	49,365	54,285
Orinda	17,600	18,605	17,225	17,785	17,875	17,995	18,165	18,390	18,640
Pinole	18,320	18,730	18,870	19,105	19,535	19,965	20,740	20,935	21,285
Pittsburg	62,975	67,165	63,125	70,095	72,730	74,175	75,240	86,660	91,210
Pleasant Hill	32,690	33,620	32,580	32,620	33,135	33,740	34,550	34,780	35,350
Richmond	102,120	107,445	102,300	118,650	125,550	130,505	144,030	153,360	163,190
San Pablo	28,700	29,940	29,285	29,960	31,055	31,800	32,285	32,860	33,465
San Ramon	72,075	77,915	71,050	74,640	76,210	78,140	79,215	81,625	83,815
Walnut Creek	63,170	67,345	64,130	66,300	68,130	70,245	72,930	78,040	80,165
Unincorporated	158,915	168,675	161,405	164,715	167,980	177,415	183,005	187,810	197,375
County	1,038,710	1,100,930	1,042,275	1,083,080	1,117,995	1,187,440	1,245,855	1,316,715	1,373,965

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

CONTRA COSTA HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	32,250	34,235	32,250	31,725	32,785	33,630	35,440	38,405	40,280
Brentwood	16,490	17,855	16,490	15,985	16,765	17,355	19,070	25,030	26,075
Clayton	4,005	4,030	4,005	3,895	3,990	4,070	4,125	4,105	4,100
Concord	44,275	45,180	44,275	47,810	50,040	61,695	62,565	62,785	64,370
Danville	15,420	15,380	15,420	15,470	15,575	15,730	16,095	16,040	16,020
El Cerrito	10,140	10,195	10,140	10,430	11,530	11,745	11,980	12,050	12,105
Hercules	8,115	8,135	8,115	8,490	8,645	8,800	8,900	8,900	9,655
Lafayette	9,220	9,390	9,220	9,430	9,525	9,605	9,760	9,915	9,970
Martinez	14,285	14,445	14,285	14,175	14,465	14,815	15,090	15,130	15,315
Moraga	5,570	5,615	5,570	5,625	5,690	5,735	5,800	5,900	5,920
Oakley	10,725	11,675	10,725	10,355	10,645	11,105	14,865	15,030	16,405
Orinda	6,550	6,760	6,550	6,725	6,765	6,795	6,825	6,840	6,825
Pinole	6,775	6,760	6,775	6,775	6,950	7,055	7,275	7,275	7,290
Pittsburg	19,525	20,325	19,525	19,750	20,340	21,250	22,255	25,750	26,525
Pleasant Hill	13,705	13,765	13,705	13,595	13,815	14,055	14,330	14,280	14,305
Richmond	36,090	37,070	36,090	40,270	42,720	44,310	48,625	51,840	54,910
San Pablo	8,760	8,920	8,760	8,935	9,285	9,510	9,620	9,720	9,805
San Ramon	25,280	26,680	25,280	27,440	28,070	28,830	29,160	29,750	30,285
Walnut Creek	30,440	31,680	30,440	31,500	32,505	33,530	34,745	37,075	37,535
Unincorporated	57,705	59,790	57,705	58,335	59,480	62,780	64,190	65,195	67,665
County	375,360	387,920	375,360	386,755	399,615	422,435	440,760	461,065	475,385

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

CONTRA COSTA PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	3.15	3.23	3.13	3.14	3.14	3.14	3.16	3.20	3.22
Brentwood	3.11	3.19	3.14	3.15	3.13	3.13	3.15	3.17	3.23
Clayton	2.72	2.78	2.66	2.67	2.66	2.67	2.68	2.71	2.74
Concord	2.73	2.80	2.74	2.67	2.67	2.79	2.82	2.86	2.87
Danville	2.71	2.78	2.75	2.87	2.86	2.86	2.88	2.91	2.95
El Cerrito	2.31	2.37	2.31	2.32	2.32	2.32	2.33	2.36	2.39
Hercules	2.96	3.03	2.91	2.90	2.90	2.89	2.90	2.93	2.96
Lafayette	2.58	2.64	2.59	2.59	2.59	2.60	2.61	2.63	2.67
Martinez	2.42	2.48	2.43	2.44	2.44	2.44	2.44	2.47	2.50
Moraga	2.57	2.63	2.59	2.59	2.59	2.60	2.61	2.63	2.67
Oakley	3.29	3.37	3.28	3.30	3.31	3.30	3.25	3.28	3.31
Orinda	2.69	2.75	2.63	2.64	2.64	2.65	2.66	2.69	2.73
Pinole	2.70	2.77	2.78	2.82	2.81	2.83	2.85	2.88	2.92
Pittsburg	3.22	3.30	3.23	3.55	3.58	3.49	3.38	3.36	3.44
Pleasant Hill	2.38	2.44	2.38	2.40	2.40	2.40	2.41	2.44	2.47
Richmond	2.83	2.90	2.83	2.95	2.94	2.95	2.96	2.96	2.97
San Pablo	3.28	3.36	3.34	3.35	3.34	3.34	3.35	3.38	3.41
San Ramon	2.85	2.92	2.81	2.72	2.71	2.71	2.72	2.74	2.77
Walnut Creek	2.08	2.13	2.11	2.10	2.10	2.09	2.10	2.10	2.14
Unincorporated	2.75	2.82	2.80	2.82	2.82	2.83	2.85	2.88	2.92
County	2.77	2.84	2.78	2.80	2.80	2.81	2.83	2.86	2.89

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

CONTRA COSTA EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	44,170	48,785	48,385	52,475	53,060	53,250	55,185	59,340	61,020
Brentwood	21,990	26,550	18,095	19,115	19,450	19,655	21,345	28,080	29,030
Clayton	5,240	5,850	6,245	6,960	7,040	7,115	7,135	7,060	6,975
Concord	61,055	63,620	61,520	72,255	74,380	94,205	94,610	93,595	93,480
Danville	18,725	20,360	21,280	25,995	26,090	26,325	26,910	26,795	26,630
El Cerrito	12,260	12,610	12,590	14,665	16,075	16,170	16,350	16,225	16,170
Hercules	12,420	13,845	12,370	14,340	14,390	14,425	14,430	14,285	15,300
Lafayette	11,095	11,990	12,185	14,460	14,610	14,700	14,920	15,085	15,030
Martinez	18,365	20,380	19,565	21,895	22,045	22,165	22,250	22,035	22,000
Moraga	6,805	7,290	7,620	8,895	9,045	9,155	9,285	9,440	9,400
Oakley	15,595	18,815	15,425	16,135	16,120	16,250	21,470	21,420	23,080
Orinda	7,925	8,815	8,275	10,135	10,270	10,400	10,495	10,485	10,435
Pinole	8,635	9,775	9,345	10,500	10,550	10,625	10,820	10,740	10,665
Pittsburg	28,320	31,935	27,185	33,770	34,495	34,280	33,660	38,615	39,380
Pleasant Hill	16,510	18,080	17,420	19,610	19,660	19,765	19,960	19,680	19,550
Richmond	46,720	52,185	44,610	55,915	58,045	59,230	63,300	66,955	70,010
San Pablo	12,185	14,340	10,970	12,575	12,850	12,960	12,950	12,905	12,840
San Ramon	35,670	36,870	36,240	43,895	44,780	45,745	45,920	46,615	46,940
Walnut Creek	30,805	30,885	32,075	37,650	38,345	39,035	39,940	42,270	42,240
Unincorporated	73,240	83,220	76,035	87,830	88,515	91,720	92,895	93,505	95,700
County	487,735	536,210	497,445	579,075	589,810	617,185	633,830	655,135	665,875

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

CONTRA COSTA TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	21,065	22,975	20,115	21,040	21,830	22,490	23,655	25,270	25,745
Brentwood	9,245	13,185	11,625	10,780	10,870	11,090	11,525	11,865	11,990
Clayton	1,490	1,865	1,995	2,080	2,110	2,125	2,130	2,135	2,095
Concord	51,150	59,385	54,275	64,205	64,550	66,255	87,870	94,310	95,455
Danville	14,590	14,115	11,840	13,000	13,065	13,090	13,115	13,145	13,120
El Cerrito	6,295	6,520	5,315	6,005	5,580	5,630	5,805	5,850	5,910
Hercules	3,745	4,960	4,955	5,245	5,280	5,365	5,500	5,615	5,420
Lafayette	10,435	12,150	8,990	10,410	10,450	10,435	10,205	10,095	9,940
Martinez	22,435	21,610	20,710	24,750	24,845	25,110	25,645	26,010	26,085
Moraga	4,135	5,020	4,570	5,530	5,630	5,665	5,695	5,710	5,725
Oakley	3,670	4,360	3,410	3,205	3,230	3,250	3,660	4,740	5,365
Orinda	4,850	4,895	4,835	5,465	5,495	5,505	5,505	5,500	5,500
Pinole	5,370	6,015	6,700	7,740	7,950	8,080	8,300	8,445	8,485
Pittsburg	13,935	15,085	11,835	12,635	13,330	13,800	14,675	15,690	15,615
Pleasant Hill	17,755	16,825	16,360	18,825	19,180	19,405	19,545	19,790	19,800
Richmond	31,345	34,200	30,685	38,565	42,685	46,725	52,920	60,345	61,815
San Pablo	5,815	6,340	7,430	8,125	8,370	8,535	8,895	9,125	9,100
San Ramon	39,005	44,515	47,950	53,635	53,850	54,340	55,330	62,735	71,775
Walnut Creek	56,990	60,220	50,855	57,370	57,520	57,885	58,380	56,570	58,090
Unincorporated	37,595	42,195	35,790	37,515	38,460	39,065	39,895	40,870	41,085
County	360,915	396,435	360,230	406,130	414,290	423,845	458,255	483,810	498,115

Source: Model estimates from Plan Bay Area 2040 model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	0	5	15	30	30	35	35	35	35
Brentwood	115	130	145	150	150	150	150	130	130
Clayton	0	0	5	5	5	5	5	5	5
Concord	40	60	85	125	125	125	125	130	130
Danville	15	5	25	35	35	35	35	35	35
El Cerrito	0	0	5	0	0	0	0	0	0
Hercules	0	0	0	0	0	0	0	5	5
Lafayette	10	5	15	20	20	20	20	20	20
Martinez	5	65	10	25	20	20	20	20	25
Moraga	0	5	0	5	5	5	5	5	5
Oakley	65	60	20	25	25	25	25	25	25
Orinda	50	15	20	20	20	20	20	20	20
Pinole	0	0	5	10	10	10	10	10	10
Pittsburg	0	0	15	25	25	25	25	25	25
Pleasant Hill	5	10	15	25	25	25	25	25	25
Richmond	545	650	175	185	185	185	185	180	180
San Pablo	0	0	15	15	15	15	15	15	15
San Ramon	595	5	395	475	475	475	475	475	485
Walnut Creek	10	15	30	50	55	55	55	55	55
Unincorporated	190	175	200	220	220	220	220	220	215
County	1,660	1,550	1,195	1,450	1,450	1,455	1,450	1,430	1,440

Source: Model estimates from Plan Bay Area 2040 model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	905	1,020	1,160	1,200	1,330	1,420	1,580	1,770	1,845
Brentwood	505	535	520	495	520	555	595	610	635
Clayton	90	110	65	70	70	70	70	70	70
Concord	5,270	5,090	5,960	6,670	6,665	6,720	7,215	7,290	7,320
Danville	570	505	815	855	860	860	855	850	850
El Cerrito	185	250	145	195	190	210	205	200	205
Hercules	185	995	1,865	1,695	1,605	1,545	1,505	1,450	1,355
Lafayette	405	365	950	1,010	1,010	1,005	970	950	935
Martinez	575	680	2,915	2,840	2,735	2,655	2,605	2,520	2,445
Moraga	45	75	280	325	335	335	340	330	330
Oakley	335	600	170	160	175	180	205	340	415
Orinda	190	115	185	195	195	195	195	195	195
Pinole	230	170	1,095	1,025	995	955	935	905	895
Pittsburg	2,560	2,405	1,405	1,455	1,540	1,580	1,685	1,855	1,885
Pleasant Hill	625	455	570	670	690	695	695	680	670
Richmond	7,795	8,770	6,715	6,945	7,225	7,425	7,890	8,265	8,330
San Pablo	400	85	495	485	505	545	600	630	640
San Ramon	6,550	5,035	3,580	3,685	3,645	3,600	3,530	3,880	3,765
Walnut Creek	2,215	2,425	2,875	2,975	2,880	2,800	2,675	2,450	2,410
Unincorporated	4,290	4,815	4,720	4,385	4,410	4,430	4,525	4,700	4,765
County	35,380	35,790	36,490	37,330	37,580	37,785	38,875	39,945	39,960

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	4,295	4,400	4,340	4,515	4,590	4,615	4,715	4,970	5,125
Brentwood	2,055	2,595	1,830	1,860	1,905	1,930	2,040	2,490	2,660
Clayton	290	325	120	130	130	130	130	130	125
Concord	8,880	9,455	7,050	6,105	5,735	6,260	6,225	6,170	6,140
Danville	1,665	1,490	1,380	1,395	1,400	1,410	1,440	1,435	1,430
El Cerrito	1,775	1,820	1,140	1,220	1,315	1,320	1,325	1,300	1,295
Hercules	345	360	370	395	400	390	390	385	400
Lafayette	1,350	1,500	695	735	730	730	735	740	740
Martinez	1,305	1,370	1,155	1,215	1,210	1,220	1,220	1,205	1,190
Moraga	480	485	570	595	595	590	585	595	595
Oakley	460	425	755	755	790	800	1,025	1,035	1,095
Orinda	360	390	380	390	390	390	390	385	385
Pinole	1,540	1,795	1,295	1,445	1,440	1,430	1,430	1,400	1,395
Pittsburg	2,555	2,355	1,790	1,995	2,015	2,015	2,045	2,250	2,350
Pleasant Hill	3,285	2,795	1,580	1,725	1,665	1,660	1,655	1,640	1,605
Richmond	3,465	4,365	3,800	4,560	4,640	4,725	5,050	5,275	5,420
San Pablo	950	1,260	760	840	840	835	830	825	820
San Ramon	3,220	2,835	4,020	6,065	6,200	6,350	6,405	6,465	6,560
Walnut Creek	6,980	7,225	5,585	5,900	5,995	6,145	6,295	6,490	6,565
Unincorporated	2,515	2,550	3,790	4,005	4,010	4,190	4,205	4,205	4,275
County	46,405	48,415	42,410	45,825	45,985	47,140	48,140	49,380	50,180

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	1,845	2,110	3,705	3,705	3,555	3,445	3,385	3,355	3,175
Brentwood	1,035	1,535	2,890	2,435	2,285	2,190	2,105	1,895	1,745
Clayton	145	320	405	425	430	430	435	435	425
Concord	14,700	17,515	12,795	17,210	17,005	16,815	21,340	21,920	21,655
Danville	2,975	3,070	3,975	4,555	4,555	4,555	4,550	4,545	4,495
El Cerrito	875	685	1,030	1,115	905	860	840	815	775
Hercules	1,580	1,320	800	985	980	985	1,005	1,040	970
Lafayette	3,230	3,145	2,715	3,260	3,250	3,230	3,145	3,080	3,005
Martinez	2,090	1,750	2,400	4,590	4,675	4,850	5,125	5,485	5,570
Moraga	435	490	1,135	1,610	1,615	1,645	1,650	1,675	1,670
Oakley	410	415	830	675	625	580	560	555	530
Orinda	1,380	1,345	1,920	2,215	2,230	2,230	2,235	2,230	2,235
Pinole	510	355	1,225	1,420	1,395	1,370	1,370	1,385	1,350
Pittsburg	1,400	1,755	1,510	1,615	1,580	1,570	1,575	1,580	1,460
Pleasant Hill	3,175	2,785	4,185	4,635	4,520	4,385	4,265	4,190	4,080
Richmond	4,470	4,625	5,285	7,100	8,130	9,925	12,025	15,485	15,720
San Pablo	420	490	920	1,110	1,115	1,095	1,110	1,115	1,065
San Ramon	11,595	17,765	11,130	15,625	16,220	17,080	18,180	18,960	27,570
Walnut Creek	19,010	17,705	16,640	19,795	19,140	18,535	18,295	17,455	17,030
Unincorporated	12,555	12,135	9,645	10,040	9,810	9,565	9,405	9,335	9,040
County	82,690	90,655	85,145	104,125	104,010	105,340	112,580	116,530	123,565

Source: Model estimates from *Plan Bay Area 2040* model data; Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA COUNTY

CONTRA COSTA HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

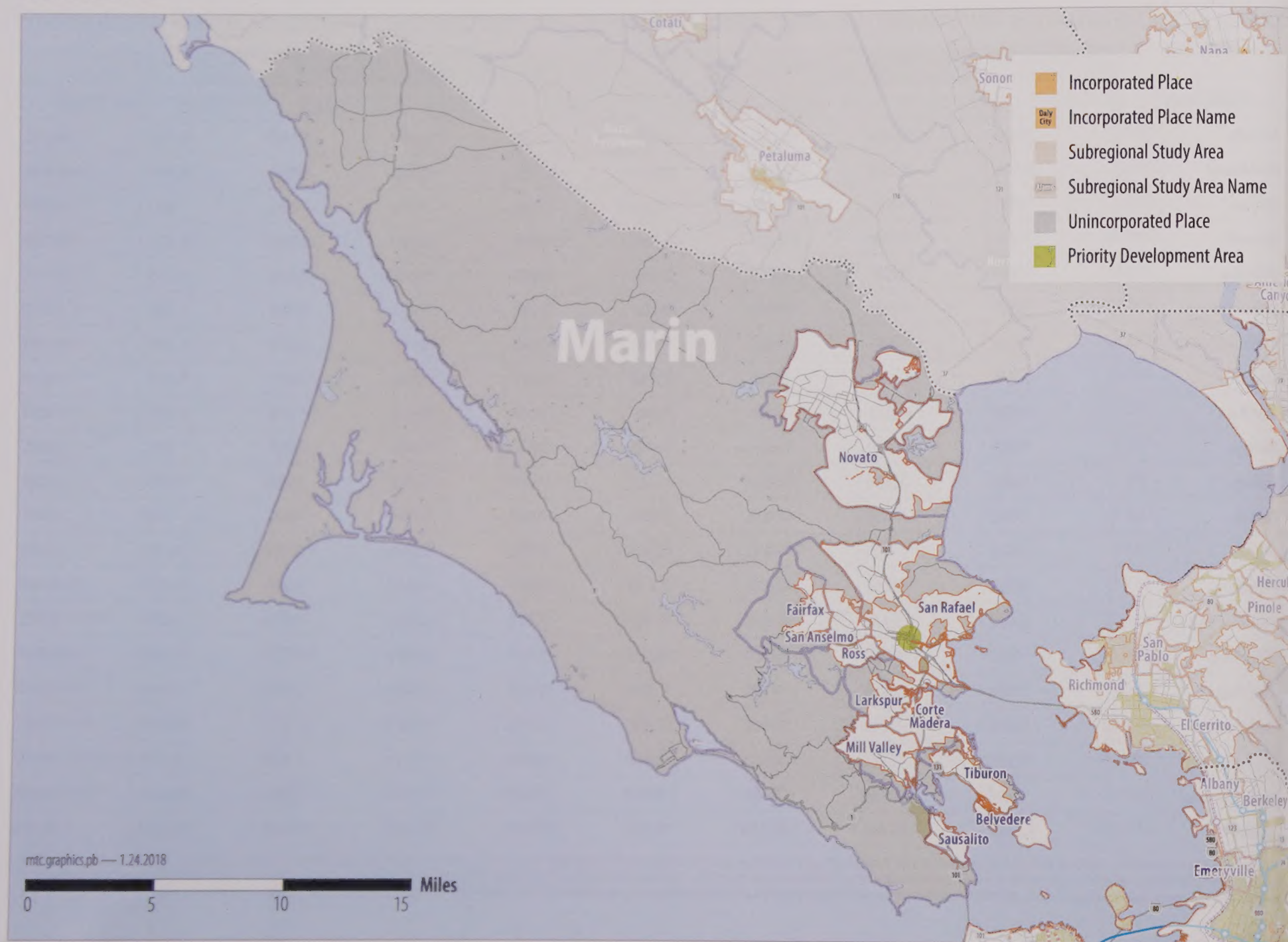
Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	10,155	10,965	7,465	7,275	7,550	7,790	8,180	8,980	9,180
Brentwood	2,930	4,750	3,650	3,270	3,380	3,495	3,710	3,850	3,875
Clayton	760	905	1,040	1,070	1,085	1,095	1,095	1,095	1,080
Concord	14,395	17,325	17,630	20,030	20,590	21,415	34,595	39,590	41,240
Danville	4,475	5,745	3,700	3,895	3,925	3,930	3,905	3,910	3,885
El Cerrito	2,630	2,655	2,090	2,190	1,950	1,965	2,115	2,245	2,310
Hercules	1,095	1,675	1,135	1,195	1,255	1,320	1,415	1,530	1,530
Lafayette	4,225	5,840	3,270	3,590	3,610	3,605	3,520	3,485	3,420
Martinez	3,530	3,510	3,205	4,625	5,140	5,690	6,385	7,035	7,635
Moraga	2,570	3,150	2,145	2,205	2,240	2,215	2,220	2,230	2,235
Oakley	1,060	1,330	995	925	920	945	1,020	1,485	1,710
Orinda	2,085	2,345	1,655	1,850	1,860	1,865	1,865	1,860	1,860
Pinole	2,480	3,050	2,270	2,520	2,645	2,725	2,880	3,060	3,155
Pittsburg	3,540	4,310	4,290	4,150	4,415	4,550	4,850	5,270	5,255
Pleasant Hill	6,220	7,065	7,205	7,965	8,315	8,590	8,900	9,365	9,630
Richmond	7,500	8,405	6,845	9,180	10,850	11,910	13,595	15,785	16,855
San Pablo	2,600	2,860	4,065	4,085	4,150	4,175	4,335	4,500	4,500
San Ramon	8,680	10,530	10,140	10,840	11,240	11,630	12,105	13,410	14,275
Walnut Creek	25,100	28,295	19,400	19,785	20,490	21,240	22,135	21,745	22,895
Unincorporated	10,550	12,570	9,480	9,855	10,465	10,760	11,225	11,955	12,310
County	116,420	136,485	111,670	120,500	126,070	130,905	150,045	162,385	168,830

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

CONTRA COSTA INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Antioch	3,860	4,480	3,430	4,315	4,775	5,190	5,770	6,160	6,390
Brentwood	2,610	3,640	2,580	2,575	2,635	2,770	2,920	2,895	2,945
Clayton	200	210	355	385	390	395	400	400	390
Concord	7,870	9,945	10,755	14,065	14,435	14,920	18,370	19,210	18,965
Danville	4,895	3,305	1,940	2,260	2,290	2,300	2,325	2,365	2,415
El Cerrito	830	1,110	910	1,280	1,215	1,270	1,315	1,285	1,315
Hercules	540	605	780	975	1,045	1,120	1,190	1,205	1,155
Lafayette	1,210	1,300	1,345	1,795	1,825	1,845	1,815	1,825	1,825
Martinez	14,930	14,235	11,020	11,460	11,065	10,670	10,290	9,745	9,220
Moraga	605	820	445	795	845	875	895	880	890
Oakley	1,335	1,535	635	665	695	725	830	1,295	1,595
Orinda	785	680	670	795	800	805	805	805	805
Pinole	615	640	810	1,325	1,470	1,590	1,675	1,690	1,685
Pittsburg	3,885	4,255	2,825	3,390	3,755	4,060	4,490	4,710	4,640
Pleasant Hill	4,450	3,710	2,805	3,805	3,970	4,050	4,015	3,895	3,795
Richmond	7,570	7,380	7,860	10,600	11,655	12,550	14,175	15,350	15,310
San Pablo	1,440	1,640	1,170	1,595	1,740	1,870	2,005	2,040	2,065
San Ramon	8,370	8,345	18,690	16,945	16,070	15,205	14,630	19,550	19,120
Walnut Creek	3,675	4,555	6,330	8,860	8,965	9,115	8,930	8,375	9,135
Unincorporated	7,495	9,950	7,955	9,010	9,545	9,895	10,320	10,455	10,475
County	78,365	83,545	83,320	96,895	99,195	101,225	107,165	114,140	114,135

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



Marin County

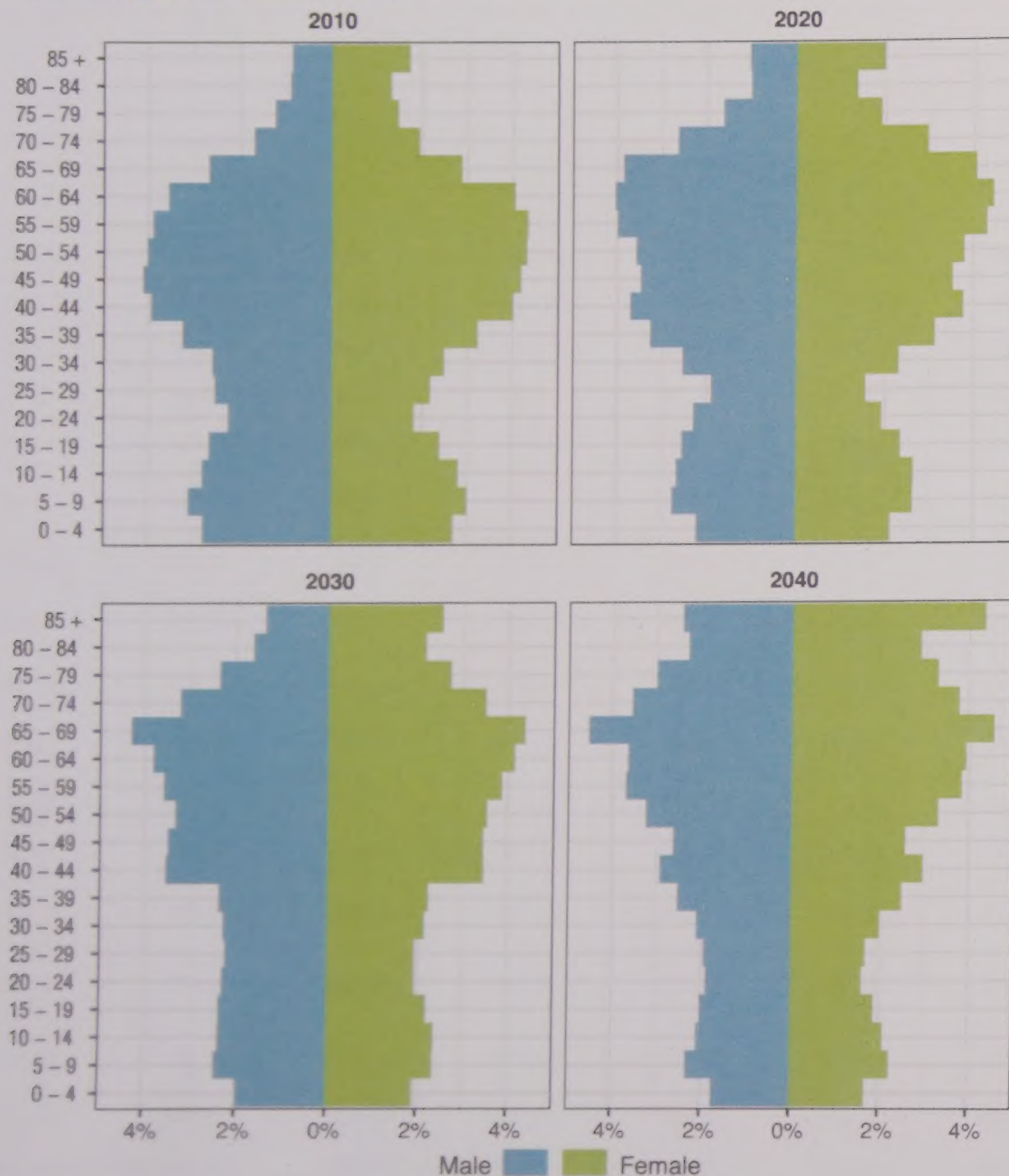
MARIN DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	252,410	262,305	252,920	262,420	265,875	269,250	274,530	278,215	282,670
Household Population	243,365	253,990	244,165	253,255	256,415	259,475	264,390	267,730	271,805
Households	103,210	103,110	103,210	106,790	108,195	109,375	111,065	111,350	111,585
Persons per Household	2.36	2.46	2.37	2.37	2.37	2.37	2.38	2.40	2.44
Employed Residents	125,625	130,745	109,320	129,925	130,665	131,210	132,390	132,130	131,575
Agriculture & Natural Resources	505	355	610	710	705	705	700	710	705
Construction	7,645	7,570	5,530	6,925	7,110	7,425	7,815	8,255	8,640
Manufacturing & Wholesale	5,565	7,705	4,210	4,230	4,175	4,235	4,220	4,055	3,950
Retail	16,595	16,255	14,930	14,195	13,830	13,365	12,840	12,305	12,085
Transportation & Utilities	1,530	1,190	2,285	2,445	2,470	2,510	2,575	2,605	2,690
Information	2,425	3,015	4,845	6,685	6,475	6,460	6,415	5,965	5,565
Financial & Leasing	8,825	8,330	12,020	12,255	11,865	11,100	10,670	10,385	9,820
Professional & Managerial Services	21,395	21,205	20,825	24,430	23,855	23,970	24,805	25,795	25,950
Health & Educational Services	20,870	24,605	21,835	23,175	24,805	26,425	28,385	30,475	32,435
Arts, Recreation & Other Services	23,465	24,355	20,185	19,880	19,575	19,630	20,070	20,350	20,380
Government	12,615	16,325	14,460	14,580	14,975	15,230	14,930	13,705	12,695
Total Jobs	121,435	130,905	121,730	129,510	129,845	131,065	133,425	134,600	134,915

Source: Model estimates from Plan Bay Area 2040 model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN COUNTY

Projected Age Distribution, Marin



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

Marin County is known for its scenic beauty, with abundant open spaces that support farming, ranching, tourism, recreation, wildlife habitat, and water management. Reflecting the desire to protect and preserve the county's iconic landscapes, about half of its land area is protected as open space. Plan Bay Area, through its Priority Conservation Area program, is supportive of such efforts.

Urbanized areas are predominantly located in the eastern portion of the county, along US Highway 101. Marin County has low residential densities and low intensities of employment and retail uses. In addition to highway linkages, ferry terminals and Golden Gate Transit currently connect the county to the region, and the recently opened Sonoma-Marín Area Rail Transit (SMART) has further enhanced transit options between the two northern counties.

POPULATION

In 2010, Marin was home to around 252,000 people, with 44 percent living in its two largest cities, San Rafael and Novato, and the remainder of Marin County's population living in unincorporated areas. Marin has long seen slower population growth than the rest of the region. The population of Marin County is estimated to grow by 12 percent to 283,000 people by 2040, while the number of households is estimated to grow by 8,390 during the next three decades. San Rafael and the unincorporated portion of the county will assume 33 percent and 27 percent of the total household growth in the county. As with the region in general, Marin's population is expected to continue aging, albeit from a higher starting point

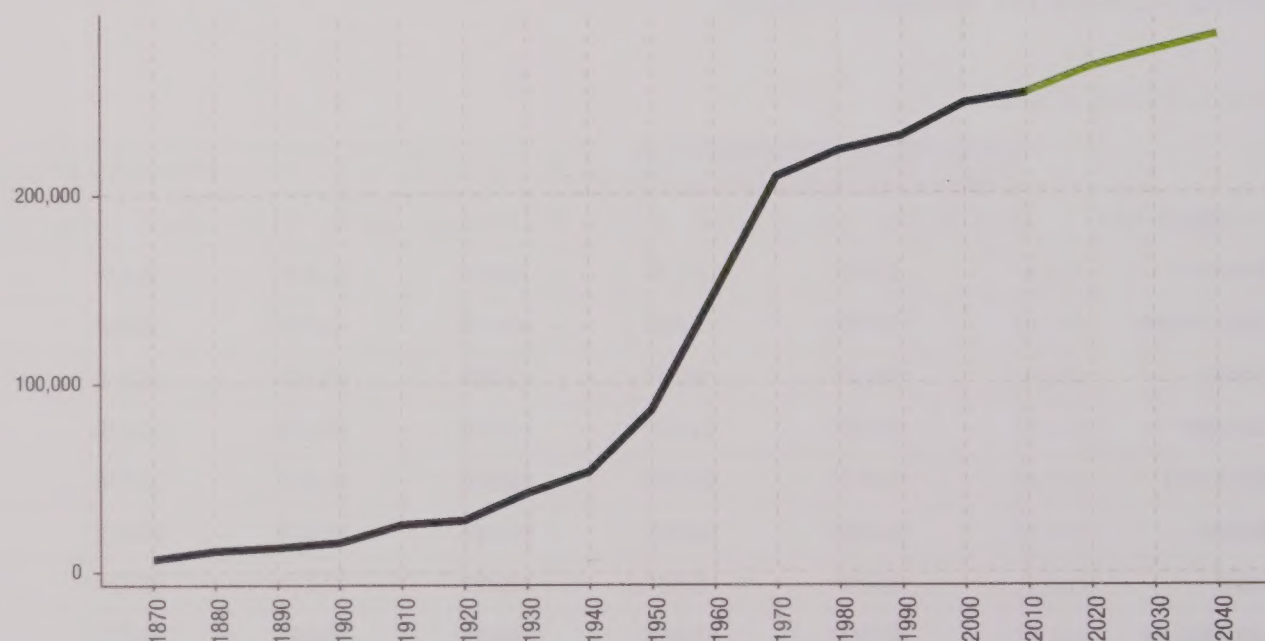
than all other counties in the region. The median age of Marin's current residents has been rising, and the aging of the county's population will have broad implications for the provision of public and private services.

ECONOMY

Marin was relatively isolated from the region's major economic centers to the south for much of the county's history. The opening of the Golden Gate Bridge in the late 1930s added a connection to the largest job center in the region, and the completion of the Richmond-San Rafael Bridge in the 1950s added a link to Contra Costa County and its employment centers as well. Greater transportation access and industrialization associated with the Second World War spurred growth in Marin through the jobs generated at the ship yards in Sausalito and at the Hamilton Army Air Field in Novato. During the second half of the 20th Century, the county's economy changed to include tourism, financial services, and computer software companies. The Golden Gate Bridge and the Redwoods in Muir Woods are among the region's top tourist attractions.

In the 1980s, Marin became home to several corporate headquarters. A highly educated local workforce along with access to San Francisco and the rest of the region allow these businesses to operate effectively. Marin also has the highest per capita income of any county in the Bay Area. As a result, the county provides jobs to retail establishments and other consumer services catering to the local community.

Historic and Projected Population, Marin



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

Today, Marin County's economy is based on educational and health services, professional and business services, tourism and retail. The largest sector in 2010, Professional and Managerial Services, comprised 18 percent of Marin's jobs. The county also has a small but prominent biomedical presence in pharmaceuticals and medical research. Between 2010 and 2040, the county is projected to have a net increase of 13,170 jobs, from 121,740 to 134,910, a growth rate of 11 percent, and San Rafael is estimated to take over 40 percent of the job growth. The great majority of the increase is estimated to have occurred by 2015.

Overall, Marin County will continue its slow and concentrated growth trend in the next three decades. The county, with both four percent of the region's jobs and population in 2010, is projected to assume about one percent of the Bay Area's total household growth and employment growth between 2010 and 2040. Growth is expected to be concentrated in San Rafael and unincorporated neighborhoods along Highway 101, including Marin City, where the two PDAs are located. More mixed-used development in these areas will provide a mix of housing, offer a range of jobs, focus intensive developments in nodes, and enhance existing commercial and industrial areas, with connection to transportation hubs and recreational opportunities.

Data Tables for Marin County

MARIN POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	2,070	2,155	2,080	2,215	2,225	2,240	2,240	2,265	2,285
Corte Madera	9,255	9,435	8,905	9,970	10,000	10,045	10,115	10,200	10,375
Fairfax	7,440	7,525	7,555	7,920	8,040	8,110	8,275	8,405	8,555
Larkspur	11,925	12,425	12,720	13,430	13,430	13,495	13,590	13,785	14,325
Mill Valley	13,905	14,795	14,080	14,875	14,920	14,965	15,050	15,150	15,310
Novato	51,905	54,365	51,890	52,305	53,325	53,925	54,905	55,645	56,295
Ross	2,415	2,525	2,390	2,510	2,520	2,545	2,570	2,595	2,625
San Anselmo	12,335	12,860	12,530	12,840	12,980	13,095	13,205	13,365	13,625
San Rafael	57,715	60,440	57,850	58,875	60,060	61,610	64,220	65,550	66,880
Sausalito	7,060	7,275	7,075	7,465	7,510	7,540	7,590	7,670	7,765
Tiburon	8,960	9,455	8,660	9,220	9,210	9,240	9,280	9,320	9,435
Unincorporated	67,425	69,045	67,195	70,800	71,665	72,440	73,490	74,270	75,190
County	252,410	262,305	252,920	262,420	265,875	269,250	274,530	278,215	282,670

Source: Model estimates from Plan Bay Area 2040 data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

MARIN HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	2,070	2,155	2,080	2,215	2,225	2,240	2,240	2,265	2,285
Corte Madera	9,255	9,435	8,905	9,965	10,000	10,045	10,115	10,195	10,375
Fairfax	7,420	7,505	7,535	7,900	8,020	8,085	8,250	8,380	8,525
Larkspur	11,805	12,305	12,615	13,320	13,315	13,370	13,460	13,645	14,180
Mill Valley	13,825	14,720	14,015	14,810	14,855	14,895	14,975	15,070	15,225
Novato	51,280	53,740	51,295	51,675	52,655	53,220	54,160	54,855	55,465
Ross	2,365	2,475	2,335	2,455	2,460	2,485	2,505	2,525	2,555
San Anselmo	12,285	12,810	12,435	12,740	12,870	12,985	13,090	13,240	13,495
San Rafael	55,595	58,295	56,020	56,935	58,010	59,435	61,915	63,110	64,300
Sausalito	7,050	7,260	7,065	7,450	7,495	7,530	7,575	7,655	7,745
Tiburon	8,925	9,415	8,625	9,185	9,170	9,200	9,235	9,275	9,385
Unincorporated	61,505	63,880	61,240	64,605	65,340	65,990	66,870	67,510	68,265
County	243,365	253,990	244,165	253,255	256,415	259,475	264,390	267,730	271,805

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

MARIN HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	930	925	930	985	985	995	990	990	990
Corte Madera	3,795	3,700	3,795	4,235	4,255	4,265	4,270	4,265	4,285
Fairfax	3,380	3,270	3,380	3,525	3,580	3,610	3,660	3,685	3,700
Larkspur	5,910	5,900	5,910	6,190	6,195	6,230	6,240	6,270	6,420
Mill Valley	6,085	6,200	6,085	6,400	6,425	6,425	6,430	6,410	6,385
Novato	20,280	20,345	20,280	20,295	20,695	20,915	21,175	21,225	21,195
Ross	800	800	800	830	835	840	845	840	840
San Anselmo	5,245	5,235	5,245	5,330	5,400	5,435	5,460	5,475	5,515
San Rafael	22,765	22,855	22,765	23,145	23,575	24,135	25,175	25,410	25,565
Sausalito	4,110	4,055	4,110	4,320	4,355	4,365	4,375	4,375	4,370
Tiburon	3,730	3,765	3,730	3,925	3,930	3,930	3,940	3,915	3,900
Unincorporated	26,195	26,055	26,195	27,615	27,960	28,235	28,500	28,485	28,425
County	103,210	103,110	103,210	106,790	108,195	109,375	111,065	111,350	111,585

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

MARIN PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	2.23	2.33	2.24	2.25	2.25	2.25	2.26	2.29	2.31
Corte Madera	2.44	2.55	2.35	2.35	2.35	2.36	2.37	2.39	2.42
Fairfax	2.20	2.29	2.23	2.24	2.24	2.24	2.25	2.27	2.30
Larkspur	2.00	2.09	2.14	2.15	2.15	2.15	2.16	2.18	2.21
Mill Valley	2.27	2.37	2.30	2.31	2.31	2.32	2.33	2.35	2.39
Novato	2.53	2.64	2.53	2.55	2.54	2.54	2.56	2.58	2.62
Ross	2.96	3.09	2.93	2.97	2.95	2.96	2.97	3.00	3.04
San Anselmo	2.34	2.45	2.37	2.39	2.38	2.39	2.40	2.42	2.45
San Rafael	2.44	2.55	2.46	2.46	2.46	2.46	2.46	2.48	2.52
Sausalito	1.71	1.79	1.72	1.73	1.72	1.72	1.73	1.75	1.77
Tiburon	2.39	2.50	2.31	2.34	2.33	2.34	2.34	2.37	2.41
Unincorporated	2.35	2.45	2.34	2.34	2.34	2.34	2.35	2.37	2.40
County	2.36	2.46	2.37	2.37	2.37	2.37	2.38	2.40	2.44

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

MARIN EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	650	725	765	1,015	1,040	1,075	1,095	1,110	1,100
Corte Madera	4,755	5,025	4,870	6,185	6,180	6,145	6,140	6,095	6,050
Fairfax	4,375	4,390	3,660	4,285	4,290	4,255	4,260	4,265	4,235
Larkspur	6,045	6,325	9,420	11,340	11,240	11,145	11,060	11,010	11,185
Mill Valley	6,580	6,805	5,450	6,720	6,780	6,830	6,875	6,840	6,790
Novato	26,065	28,310	16,665	19,150	19,345	19,320	19,390	19,285	19,090
Ross	800	900	770	920	915	915	910	905	905
San Anselmo	6,235	6,780	5,700	6,600	6,610	6,610	6,625	6,600	6,610
San Rafael	29,890	29,605	24,610	28,235	28,505	28,965	29,860	30,035	29,995
Sausalito	4,535	4,315	4,805	5,795	5,820	5,820	5,840	5,795	5,755
Tiburon	3,710	4,350	3,570	4,475	4,480	4,530	4,575	4,555	4,515
Unincorporated	31,975	33,215	29,030	35,205	35,460	35,595	35,755	35,635	35,345
County	125,625	130,745	109,320	129,925	130,665	131,210	132,390	132,130	131,575

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

MARIN TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	455	610	310	320	320	320	320	320	320
Corte Madera	6,935	7,545	6,495	6,605	6,660	6,775	6,950	7,080	7,160
Fairfax	2,015	2,065	1,550	1,555	1,565	1,575	1,640	1,660	1,660
Larkspur	6,720	7,790	7,500	7,410	7,375	7,515	7,670	7,740	7,665
Mill Valley	6,775	7,210	5,975	6,390	6,390	6,415	6,525	6,565	6,550
Novato	24,030	25,070	26,380	26,825	26,910	27,290	27,915	28,225	28,290
Ross	255	695	365	390	375	380	385	385	385
San Anselmo	3,930	4,330	3,315	3,205	3,215	3,250	3,350	3,415	3,420
San Rafael	40,855	43,255	43,430	47,685	47,835	48,140	48,650	48,875	49,050
Sausalito	6,565	6,535	5,215	5,690	5,650	5,700	5,825	5,860	5,885
Tiburon	2,265	2,755	2,840	2,925	2,910	2,895	2,935	2,945	2,925
Unincorporated	20,640	23,050	18,410	20,565	20,690	20,865	21,315	21,580	21,650
County	121,435	130,905	121,785	129,565	129,900	131,120	133,480	134,650	134,960

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	0	0	5	10	10	10	10	10	10
Corte Madera	0	0	5	0	0	5	5	5	5
Fairfax	0	0	5	5	5	10	5	5	5
Larkspur	15	5	5	10	10	10	15	15	10
Mill Valley	5	5	30	30	35	35	35	35	35
Novato	100	30	100	130	130	135	135	135	135
Ross	0	0	0	0	0	0	0	0	0
San Anselmo	20	5	0	5	5	5	5	5	5
San Rafael	85	75	90	125	125	125	125	125	130
Sausalito	5	15	20	20	20	20	20	20	20
Tiburon	0	5	30	25	25	25	25	25	25
Unincorporated	255	205	320	340	335	335	330	330	325
County	505	355	610	710	705	710	705	710	705

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	0	5	0	5	5	5	5	5	5
Corte Madera	340	120	455	410	405	410	420	420	435
Fairfax	160	45	60	55	50	50	45	45	40
Larkspur	340	345	260	250	250	255	245	240	230
Mill Valley	160	175	270	275	265	260	260	250	235
Novato	1,175	3,185	1,235	1,245	1,275	1,320	1,330	1,285	1,265
Ross	0	5	10	15	10	15	15	15	15
San Anselmo	75	235	285	255	240	235	235	235	230
San Rafael	2,285	2,515	2,785	2,970	2,965	3,030	3,060	3,005	3,010
Sausalito	825	1,010	360	390	385	380	375	370	350
Tiburon	140	230	110	100	95	80	80	80	75
Unincorporated	675	660	650	680	675	685	695	685	705
County	7,095	8,895	6,480	6,650	6,620	6,720	6,765	6,625	6,595

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	50	160	10	25	25	25	25	25	25
Corte Madera	2,335	2,395	1,625	1,810	1,810	1,805	1,785	1,750	1,735
Fairfax	360	510	225	195	185	165	155	140	125
Larkspur	825	760	1,255	1,130	1,120	1,125	1,105	1,095	1,110
Mill Valley	1,565	1,395	775	645	600	545	490	440	395
Novato	2,725	2,715	2,985	3,065	3,105	3,120	3,110	3,070	3,035
Ross	0	0	5	50	50	50	50	50	50
San Anselmo	610	505	605	630	630	635	630	620	615
San Rafael	6,320	5,820	5,245	4,445	4,140	3,770	3,405	3,075	2,975
Sausalito	395	530	500	410	390	360	345	340	340
Tiburon	105	185	135	125	120	120	100	90	85
Unincorporated	2,080	1,630	1,560	1,660	1,645	1,650	1,635	1,605	1,590
County	16,595	16,255	14,930	14,195	13,830	13,365	12,840	12,305	12,085

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	130	130	145	145	145	145	145	145	145
Corte Madera	1,315	1,460	1,185	1,240	1,200	1,175	1,220	1,275	1,260
Fairfax	250	260	380	355	340	325	330	325	305
Larkspur	1,700	1,885	1,195	1,480	1,505	1,555	1,685	1,820	1,830
Mill Valley	940	1,150	1,680	1,885	1,835	1,800	1,820	1,835	1,790
Novato	8,990	7,150	10,330	10,110	9,645	9,350	9,195	9,180	8,960
Ross	5	90	50	50	50	55	55	55	55
San Anselmo	920	865	795	735	700	670	665	670	640
San Rafael	10,965	9,830	10,430	12,885	12,710	12,595	12,865	13,275	13,335
Sausalito	2,215	1,870	1,950	2,115	2,030	1,980	1,985	2,005	1,965
Tiburon	405	500	1,120	1,105	1,055	985	960	940	890
Unincorporated	2,905	3,635	3,635	4,635	4,570	4,510	4,620	4,735	4,675
County	30,220	29,535	32,895	36,750	35,785	35,140	35,545	36,255	35,845

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

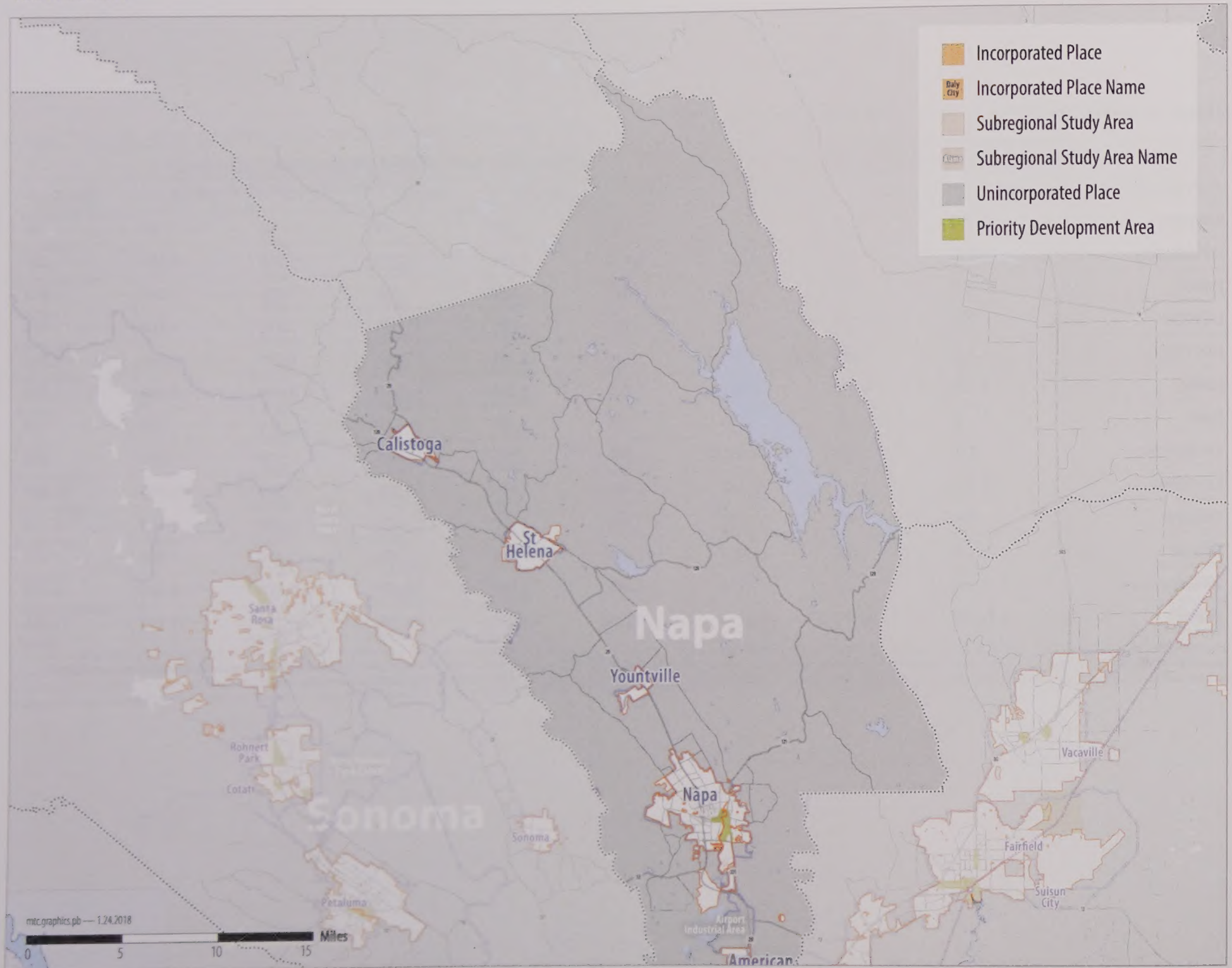
Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	180	200	100	90	90	90	90	90	90
Corte Madera	2,180	2,780	2,150	1,975	2,025	2,080	2,170	2,310	2,430
Fairfax	835	915	580	605	655	695	755	810	845
Larkspur	2,915	3,790	3,990	3,575	3,500	3,515	3,550	3,555	3,520
Mill Valley	2,980	3,285	2,420	2,430	2,475	2,540	2,630	2,745	2,850
Novato	6,935	7,615	6,895	7,070	7,450	7,980	8,700	9,305	9,900
Ross	250	525	250	215	205	200	200	200	195
San Anselmo	1,565	1,860	1,135	1,025	1,045	1,065	1,135	1,210	1,260
San Rafael	14,735	15,925	14,440	15,525	16,165	16,815	17,625	18,500	19,275
Sausalito	2,425	2,310	1,535	1,655	1,700	1,785	1,895	1,975	2,090
Tiburon	1,270	1,445	1,140	1,135	1,165	1,200	1,275	1,325	1,370
Unincorporated	8,930	9,495	7,380	7,755	7,910	8,085	8,435	8,790	9,000
County	44,330	48,955	42,015	43,055	44,380	46,050	48,455	50,825	52,820

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

MARIN INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Belvedere	90	115	45	45	45	45	45	45	45
Corte Madera	765	795	1,080	1,170	1,215	1,295	1,350	1,325	1,300
Fairfax	410	335	305	335	330	330	350	340	340
Larkspur	925	1,005	795	960	985	1,055	1,070	1,015	970
Mill Valley	1,130	1,200	805	1,125	1,175	1,240	1,295	1,265	1,245
Novato	4,105	4,375	4,830	5,195	5,305	5,390	5,445	5,240	4,995
Ross	5	80	50	60	60	60	65	65	70
San Anselmo	740	865	490	560	595	645	685	675	675
San Rafael	6,465	9,085	10,440	11,730	11,730	11,800	11,575	10,895	10,325
Sausalito	700	800	850	1,100	1,120	1,175	1,200	1,155	1,115
Tiburon	345	400	305	430	450	480	490	480	475
Unincorporated	5,790	7,420	4,865	5,495	5,560	5,605	5,605	5,435	5,355
County	22,690	26,910	24,855	28,200	28,575	29,130	29,170	27,935	26,905

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



Napa County

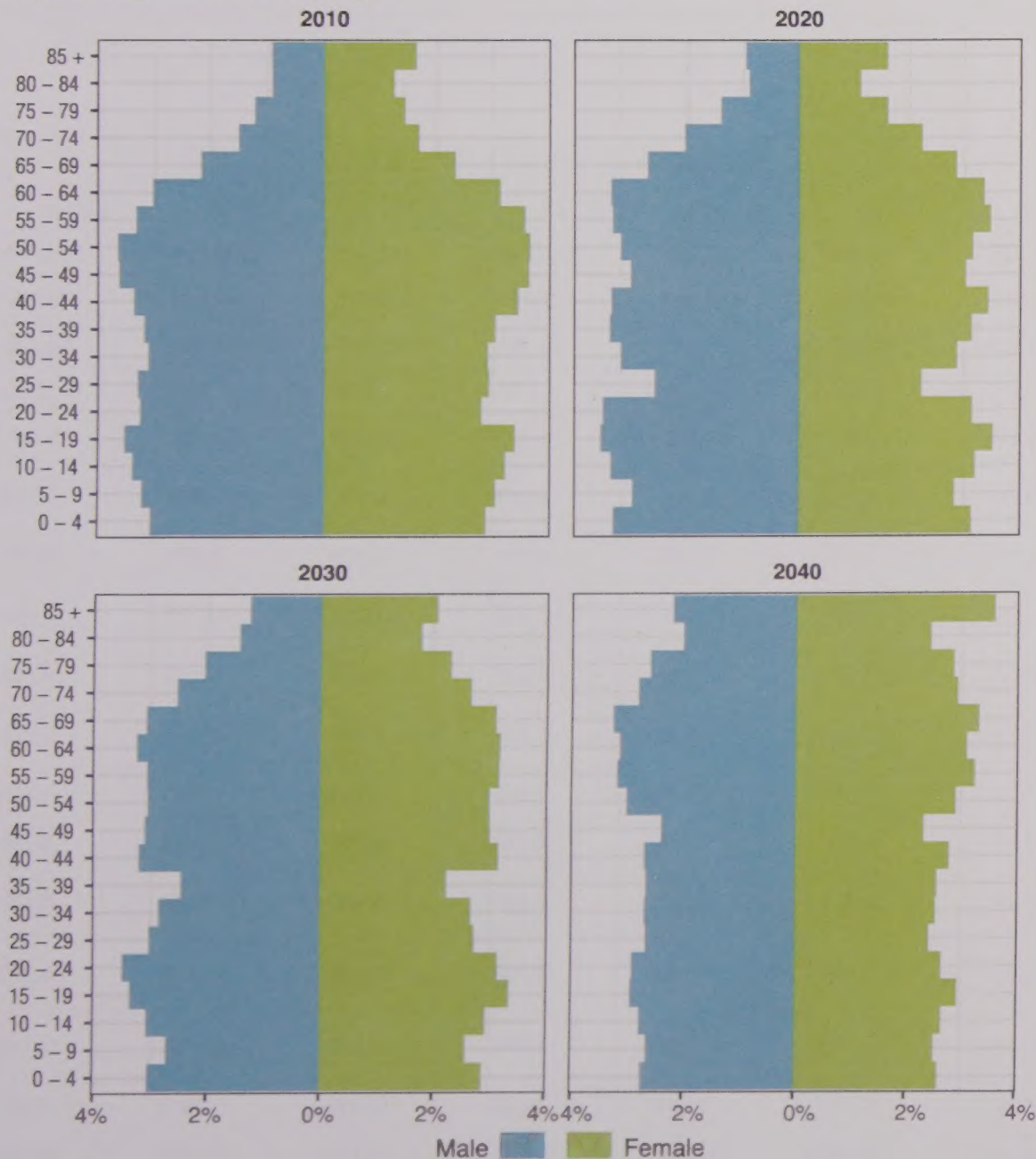
NAPA DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	136,485	140,990	135,880	136,885	141,240	146,130	151,445	155,860	158,050
Household Population	131,565	136,020	132,430	133,235	137,380	142,050	147,125	151,295	153,220
Households	48,875	49,800	48,875	48,750	50,365	52,080	53,710	54,670	54,625
Persons per Household	2.69	2.73	2.71	2.73	2.73	2.73	2.74	2.77	2.80
Employed Residents	65,555	71,145	66,455	73,680	74,670	75,530	76,370	76,655	75,565
Agriculture & Natural Resources	3,995	3,900	4,935	4,940	4,910	4,880	4,850	4,820	4,795
Construction	2,345	3,965	4,910	6,110	6,400	6,750	7,390	8,395	9,075
Manufacturing & Wholesale	8,215	7,905	12,535	11,655	11,850	11,970	12,190	12,720	12,665
Retail	6,980	6,515	6,280	7,590	7,705	7,685	7,660	7,640	7,520
Transportation & Utilities	1,045	1,510	1,845	2,090	2,195	2,245	2,390	2,650	2,830
Information	535	270	1,070	1,510	1,495	1,515	1,565	1,580	1,525
Financial & Leasing	2,455	2,560	3,470	3,170	3,025	2,790	2,600	2,455	3,145
Professional & Managerial Services	4,860	6,190	5,885	5,755	5,515	5,440	5,440	5,370	7,255
Health & Educational Services	15,625	19,045	8,830	9,095	9,750	10,260	10,930	12,190	14,305
Arts, Recreation & Other Services	16,515	21,325	12,880	11,715	11,515	11,380	11,500	11,935	13,110
Government	7,145	7,045	7,985	7,195	7,490	7,630	7,690	7,465	7,095
Total Jobs	69,715	80,235	70,635	70,830	71,855	72,535	74,210	77,220	83,320

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

NAPA COUNTY

Projected Age Distribution, Napa



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

Napa County has been a leader in agricultural and open space preservation since the 1960s. In 1980, county voters passed the Slow Growth Initiative (Measure A), which restricts annual growth in unincorporated areas to one percent per year. Measure P, originally passed in 1990 and re-approved in 2008, requires voter approval prior to reclassifying agricultural lands in the county general plan, and stipulates that new growth be accommodated within established urban limit lines.

Consistent with these policies, Napa County is projected to take on 1 percent of the region's household growth and two percent of its job growth. The vast majority of future development is expected to occur in the cities of Napa and American Canyon. Napa is likely to remain the least populous county in the Bay Area through 2040.

Although the county currently lacks a regional commuter rail service, VINE provides local bus service and express service to transit centers in Solano and Sonoma counties, as well as the El Cerrito Del Norte BART station. Residents, employees, and visitors rely primarily on Highway 12 and local roads for access and local travel. Given the limited amount of planned growth and transit access, only two PDAs have been designated in the county.

POPULATION

Reflecting the county's rural character, only two cities have a population over 10,000, while almost 20 percent of residents live in unincorporated county areas, for a total population of 136,000 in 2010. The largest of the five incorporated places is the city

of Napa, with 56 percent of the county's 2010 population. The next largest city, American Canyon, had 14 percent of the population.

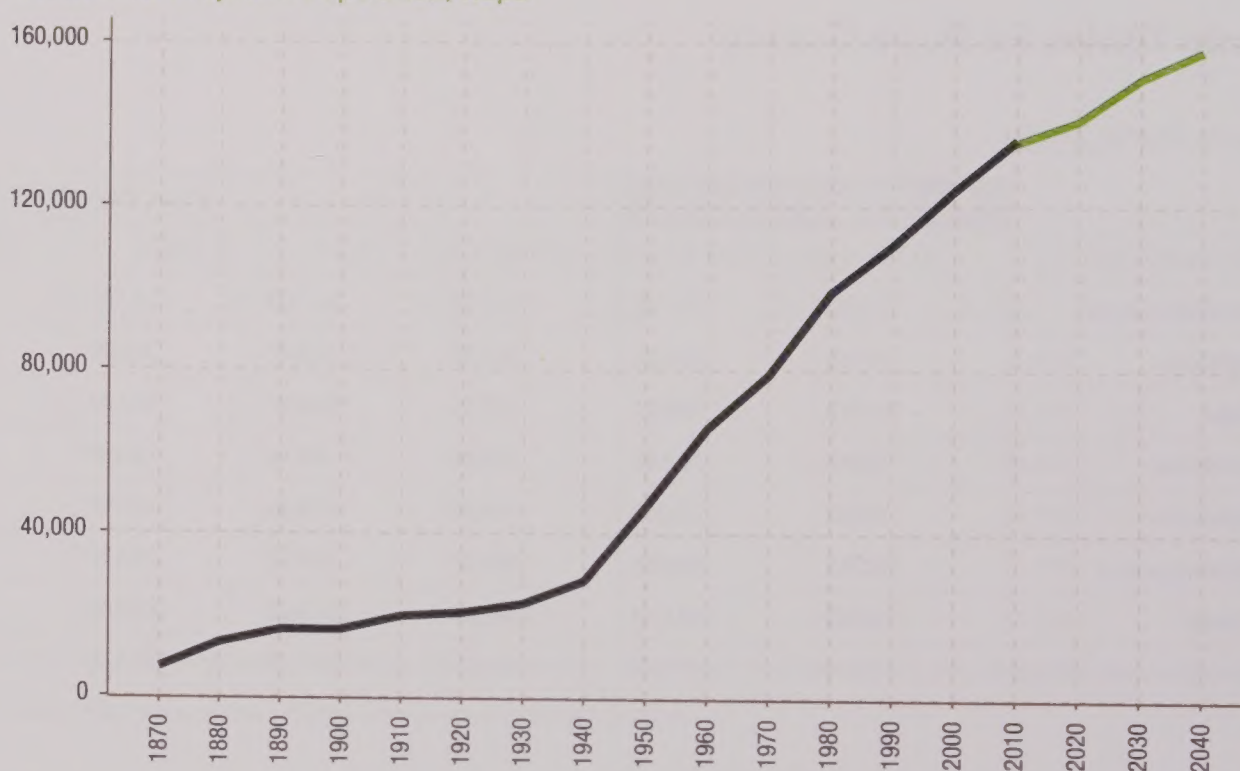
The population of Napa County is projected to grow by 16 percent from 2010, adding over 22,000 new residents by 2040. Most of the household growth is expected in the city of Napa and in unincorporated areas, accounting for 42 percent and 39 percent of the increase, respectively. American Canyon could also accommodate 11 percent of the new households.

ECONOMY

Napa County is a world-famous wine region, with vineyards dominating the agricultural landscape. In 2010, per model data, Agriculture and Natural Resources accounted for seven percent of its total jobs, the highest share of any Bay Area county. Also reflecting the strength of the wine industry, Arts, Recreation, and Other Services accounts for 17 percent of the county's employment. The wine industry has helped make tourism an important part of the county's economy, which attracts over four million visitors each year. A larger sector overall, driven primarily by the beverage sector, is Manufacturing and Wholesale, with 19 percent of all jobs.

Between 2010 and 2040, the number of jobs in Napa County is projected to grow by 18 percent or 12,680 new jobs from 70,660 to 83,340 jobs. By 2015, though, the job count was virtually unchanged from 2010.⁸ Most of this employment

Historic and Projected Population, Napa



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

will be channeled to the city of Napa and the city of American Canyon. In contrast, little job growth is projected for the communities of St. Helena, Calistoga and Yountville in the northern portion of the county.

Future growth in Napa County should primarily occur in the southern part of the county, particularly in the two Priority Development Areas (PDAs) within the city of Napa and the city of American Canyon, with the rest of the county maintaining its traditional rural and agricultural character. The two largest cities will have intensified mixed-use development in their

downtown core, with more mixed-use development at lower densities being promoted in surrounding neighborhoods. Residential and employment growth is expected to increase only slightly in the downtown areas of St. Helena, Yountville and Calistoga. Overall, Napa County, which has about two percent of the region's jobs and two percent of the region's population in 2010, is projected to assume about 1 percent of the Bay Area's total household growth and 1 percent of its employment growth between 2010 and 2040.

Data Tables for Napa County

NAPA POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	19,455	20,250	19,330	22,150	22,390	23,005	23,830	24,910	25,280
Calistoga	5,155	5,120	5,170	4,645	4,900	5,245	5,485	5,550	5,600
Napa	76,915	79,815	77,155	74,560	77,185	79,460	82,205	85,280	86,715
St. Helena	5,815	5,980	5,830	5,920	6,085	6,415	6,655	6,715	6,800
Yountville	2,935	2,980	2,935	2,845	2,995	3,205	3,385	3,450	3,535
Unincorporated	26,215	26,855	25,455	26,770	27,690	28,805	29,880	29,950	30,120
County	136,485	140,990	135,880	136,885	141,240	146,130	151,445	155,860	158,050

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

NAPA HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	19,400	20,190	19,275	22,090	22,330	22,940	23,760	24,840	25,205
Calistoga	5,100	5,065	5,115	4,585	4,835	5,180	5,415	5,480	5,520
Napa	75,680	78,575	76,175	73,520	76,085	78,300	80,975	83,970	85,330
St. Helena	5,715	5,880	5,730	5,815	5,975	6,300	6,535	6,585	6,665
Yountville	1,945	2,010	1,950	1,800	1,890	2,035	2,150	2,145	2,155
Unincorporated	23,730	24,300	24,185	25,420	26,265	27,295	28,285	28,275	28,350
County	131,565	136,020	132,430	133,235	137,380	142,050	147,125	151,295	153,220

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

NAPA HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	5,655	5,805	5,655	5,540	5,710	5,900	6,035	6,305	6,300
Calistoga	2,020	1,975	2,020	1,805	1,905	2,035	2,120	2,120	2,105
Napa	28,165	28,835	28,165	26,990	27,990	28,825	29,655	30,485	30,585
St. Helena	2,400	2,435	2,400	2,425	2,490	2,620	2,705	2,700	2,695
Yountville	1,050	1,070	1,050	965	1,010	1,080	1,130	1,115	1,105
Unincorporated	9,585	9,675	9,585	11,020	11,260	11,615	12,060	11,940	11,835
County	48,875	49,800	48,875	48,750	50,365	52,080	53,710	54,670	54,625

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	3.43	3.48	3.41	3.99	3.91	3.89	3.94	3.94	4.00
Calistoga	2.53	2.56	2.53	2.54	2.54	2.54	2.56	2.58	2.62
Napa	2.69	2.72	2.70	2.72	2.72	2.72	2.73	2.75	2.79
St. Helena	2.38	2.41	2.39	2.40	2.40	2.40	2.42	2.44	2.47
Yountville	1.85	1.88	1.86	1.87	1.88	1.89	1.90	1.92	1.95
Unincorporated	2.48	2.51	2.52	2.31	2.33	2.35	2.35	2.37	2.40
County	2.69	2.73	2.71	2.73	2.73	2.73	2.74	2.77	2.80

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

NAPA EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	8,920	9,895	6,290	8,040	8,065	8,180	8,355	8,570	8,510
Calistoga	2,595	2,615	2,535	2,515	2,570	2,655	2,670	2,605	2,540
Napa	36,980	41,565	38,810	41,395	41,920	42,145	42,505	43,070	42,530
St. Helena	2,810	2,855	3,195	3,570	3,590	3,675	3,695	3,615	3,570
Yountville	1,080	1,170	1,075	1,150	1,170	1,215	1,250	1,230	1,215
Unincorporated	13,170	13,050	14,555	17,005	17,355	17,655	17,895	17,560	17,205
County	65,555	71,145	66,455	73,680	74,670	75,530	76,370	76,655	75,565

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

NAPA TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	3,190	3,905	5,380	5,850	6,210	6,610	7,190	7,970	8,165
Calistoga	2,360	2,610	2,225	2,235	2,260	2,275	2,300	2,340	2,360
Napa	32,395	36,270	33,920	33,220	33,670	33,995	34,950	36,995	42,910
St. Helena	8,545	6,400	5,700	5,750	5,765	5,805	5,820	5,820	5,980
Yountville	2,820	3,140	2,770	2,810	2,820	2,820	2,820	2,820	2,825
Unincorporated	20,405	27,915	20,685	21,005	21,185	21,075	21,180	21,310	21,110
County	69,715	80,235	70,680	70,880	71,905	72,580	74,255	77,260	83,355

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

NAPA AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	5	5	145	150	150	150	150	150	150
Calistoga	20	0	65	65	65	65	65	65	65
Napa	1,320	1,545	390	410	405	405	405	400	405
St. Helena	1,680	1,130	1,025	1,015	1,015	1,015	1,010	1,010	1,010
Yountville	90	85	110	110	110	110	110	105	105
Unincorporated	590	950	3,205	3,190	3,165	3,135	3,110	3,085	3,060
County	3,995	3,900	4,935	4,940	4,910	4,880	4,850	4,820	4,795

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

NAPA MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	1,275	940	1,840	1,940	2,115	2,315	2,590	3,005	3,135
Calistoga	145	145	225	230	230	230	230	235	235
Napa	2,885	2,685	4,205	3,735	3,660	3,570	3,565	3,710	3,690
St. Helena	2,735	2,010	1,365	1,365	1,360	1,360	1,355	1,350	1,355
Yountville	310	325	180	185	185	185	185	180	180
Unincorporated	1,290	2,820	6,580	6,300	6,510	6,560	6,665	6,900	6,910
County	9,260	9,415	14,395	13,760	14,060	14,225	14,590	15,385	15,510

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

NAPA RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	275	645	620	715	710	705	690	705	695
Calistoga	270	255	145	150	155	155	155	155	155
Napa	5,415	4,745	3,670	3,920	3,990	3,920	3,855	3,870	3,820
St. Helena	770	510	595	680	695	735	755	755	755
Yountville	60	125	45	45	50	50	50	50	50
Unincorporated	400	515	1,210	2,075	2,105	2,120	2,155	2,110	2,050
County	6,980	6,515	6,280	7,590	7,705	7,685	7,660	7,640	7,520

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

NAPA FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	520	850	695	690	675	645	640	625	595
Calistoga	175	250	230	235	235	235	235	235	235
Napa	4,555	5,510	5,450	5,100	4,820	4,590	4,480	4,340	7,045
St. Helena	680	525	845	840	840	840	840	840	845
Yountville	60	85	120	140	140	140	140	140	140
Unincorporated	1,325	1,530	2,030	1,940	1,855	1,795	1,730	1,665	1,570
County	7,315	8,750	9,370	8,945	8,560	8,245	8,065	7,845	10,430

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

NAPA HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	675	790	805	915	1,000	1,080	1,230	1,440	1,485
Calistoga	1,470	1,685	1,165	1,150	1,160	1,165	1,170	1,185	1,195
Napa	11,615	14,695	13,550	12,985	13,425	13,825	14,470	15,840	18,995
St. Helena	2,070	1,860	1,310	1,285	1,285	1,285	1,285	1,290	1,380
Yountville	1,395	1,610	720	725	725	730	730	730	735
Unincorporated	16,030	20,295	4,160	3,750	3,665	3,555	3,545	3,640	3,625
County	32,140	40,375	21,710	20,805	21,265	21,635	22,430	24,125	27,415

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

NAPA INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
American Canyon	425	645	1,275	1,435	1,560	1,715	1,890	2,050	2,105
Calistoga	310	275	390	410	415	425	440	465	475
Napa	6,510	6,820	6,655	7,070	7,370	7,685	8,180	8,835	8,960
St. Helena	640	390	565	565	565	565	565	570	635
Yountville	920	930	1,595	1,610	1,610	1,610	1,610	1,615	1,615
Unincorporated	885	1,885	3,505	3,745	3,885	3,910	3,975	3,915	3,895
County	10,025	11,280	13,985	14,835	15,405	15,915	16,660	17,445	17,685

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



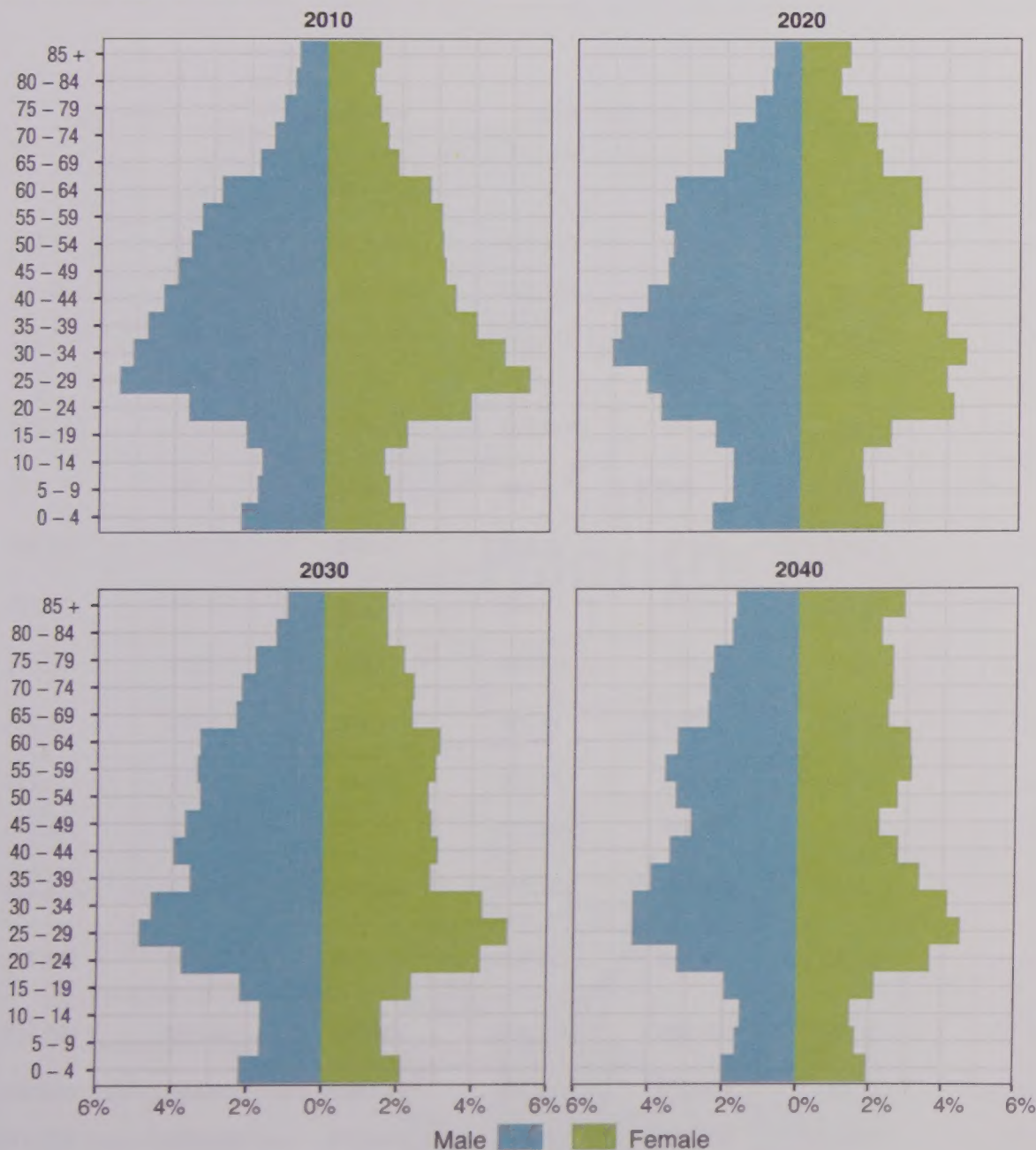
San Francisco County

SAN FRANCISCO DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	805,235	857,410	809,145	907,305	959,405	999,750	1,034,175	1,085,130	1,169,485
Household Population	779,455	832,320	785,245	882,705	933,380	972,250	1,005,100	1,054,385	1,136,455
Households	345,170	355,580	345,810	388,515	408,600	425,185	437,505	453,770	483,695
Persons per Household	2.26	2.34	2.27	2.27	2.28	2.29	2.30	2.32	2.35
Employed Residents	450,230	505,330	414,370	528,680	552,690	567,530	576,950	591,035	620,260
Agriculture & Natural Resources	475	390	505	650	640	640	630	630	625
Construction	16,345	23,320	10,185	14,330	14,610	15,320	16,715	20,225	23,320
Manufacturing & Wholesale	23,230	29,280	19,985	20,720	19,355	18,665	17,435	16,150	14,715
Retail	46,070	55,240	42,565	48,640	50,985	52,755	53,685	54,515	56,485
Transportation & Utilities	13,590	15,585	12,270	13,310	12,710	12,230	11,735	11,390	10,995
Information	22,655	37,050	16,290	24,575	23,620	23,690	24,400	26,075	27,015
Financial & Leasing	59,760	61,620	55,540	84,190	90,515	91,970	90,710	89,670	86,375
Professional & Managerial Services	140,290	209,965	129,190	217,590	233,525	252,155	264,770	277,085	282,200
Health & Educational Services	70,110	98,765	90,305	106,395	119,350	131,900	137,795	143,090	148,715
Arts, Recreation & Other Services	133,370	138,470	97,895	107,765	109,005	111,435	108,745	104,750	101,205
Government	84,175	85,645	102,780	110,375	111,520	112,955	113,750	118,655	120,580
Total Jobs	610,065	755,340	577,510	748,545	785,835	823,725	840,375	862,230	872,230

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

Projected Age Distribution, San Francisco



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

The City and County of San Francisco is one of California's largest cities and home to many of the region's historical landmarks. Like many port cities, the convergence of cultures in one location has resulted in a diverse population. San Francisco saw its post-war population peak in 1950 at 775,000, a high water mark not surpassed until the passing of a new century, in early 2000. Since 2010, the city saw the highest growth rates since that mid-century peak, signaling some renewed enthusiasm for living in the historic center of the region.

As one of the region's largest employment hubs, San Francisco brings in nearly 350,000 commuters each day from outside the county. Accommodating commuters, residents, and visitors, San Francisco has an extensive public transit system that integrates MUNI, BART, Caltrain, bus and ferry service from surrounding counties among others. The Central Subway will add a cross-Market Street spur to the existing subway system, considerably improving overall network connectivity. The Salesforce Transit Center is slated to open in 2018, with plans for connecting 11 transit systems and promising a stronger integration of regional transit carrying passengers not just *to*, but increasingly *from* the city to jobs elsewhere.

POPULATION

San Francisco's population was 805,000 in 2010, and has since then climbed to nearly 875,000.⁹ Modest housing growth levels characterized the development landscape for several recent

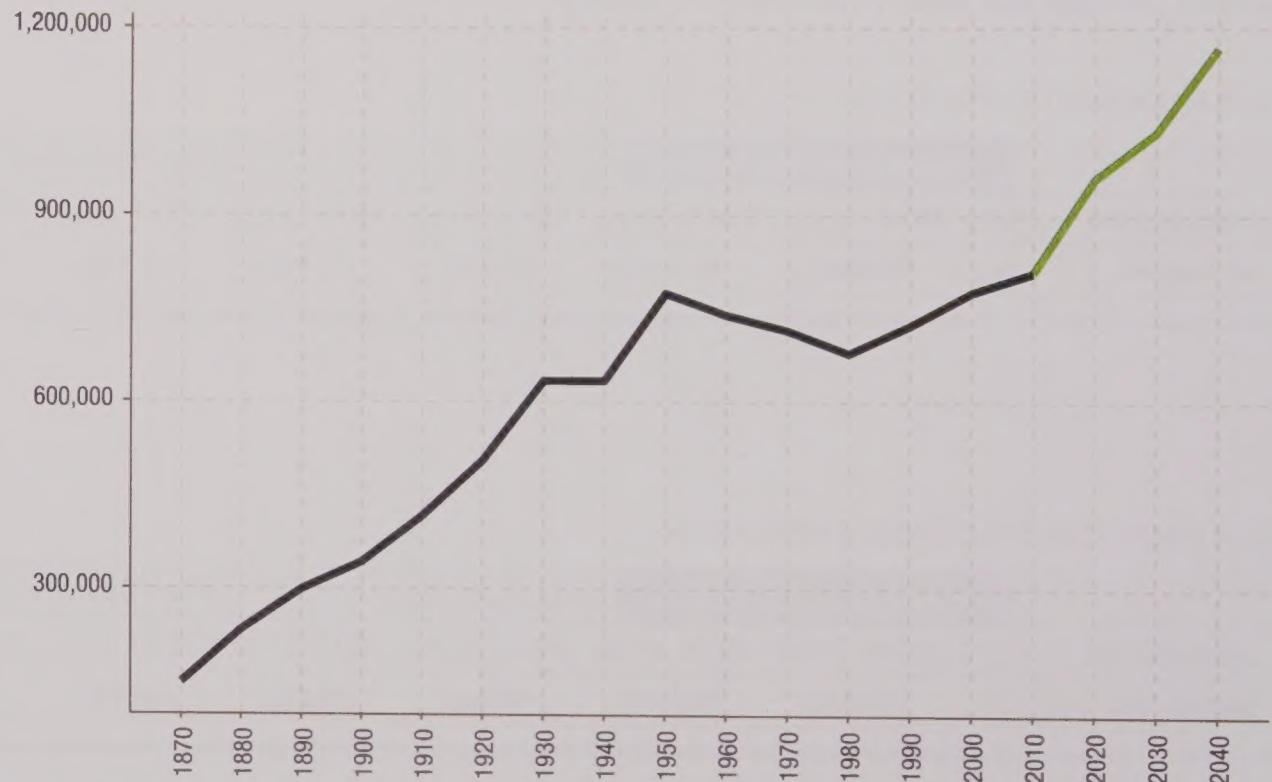
decades as the city was more focused on office than housing development. This changed gear as the city for the past dozen years has undertaken a thorough review of the balance between the need for housing and industrial space, considerably increasing the capacity for housing in its transit-rich neighborhoods. Accordingly, by 2040, the population of San Francisco is projected to grow by 44 percent (358,000 residents), reaching close to 1.17 million people and adding 138,000 households, representing a 40 percent increase over 2010 levels. Such levels are made possible in part by a handful of large scale, unique development opportunities, including Treasure Island, the Hunters Point Shipyard / Candlestick, and Parkmerced projects, adding more than 25,000 units to the housing stock.

ECONOMY

San Francisco, long surpassed by San José in terms of population, remains by far the largest employment center in the region, a major cultural center, as well as a premier tourist destination in North America. In recent years San Francisco has also become a location of choice for emerging social media and cloud-based technology service companies, from Twitter to Salesforce and Dropbox, just as it has become a major center for the emerging sharing economy particularly in the transportation and housing sectors.

Financial services, while less dominant than in earlier decades, retain a strong position in the city. Similarly, the Arts, Recreation, and Other Services

Historic and Projected Population, San Francisco



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

(capturing much of the tourism-oriented industries) accounts for 17 percent of San Francisco's jobs, 3 percentage points higher than the regional share. The largest share of the county's employment is in Professional and Managerial Services (22 percent).

Between 2010 and 2040, San Francisco's employment base is expected to increase by 51 percent, or 295,000 jobs. Because of the strong recovery from the Great Recession, half of that employment growth had already taken place by 2015.

The existing concentration of jobs and transit makes the city a key location to focus growth, yet this presents infrastructural challenges. From 2010 to 2040, San Francisco is estimated to absorb 17 percent of the region's total household growth and 23 percent of total job growth. This growth will cluster in the 12 PDAs with adopted plans on the eastern side of the city, as well as in downtown and along future Bus Rapid Transit (BRT) lines on Van Ness Avenue and Geary Boulevard.

Data Tables for San Francisco County

SAN FRANCISCO POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	805,235	857,410	809,145	907,305	959,405	999,750	1,034,175	1,085,130	1,169,485

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SAN FRANCISCO HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	779,455	832,320	785,245	882,705	933,380	972,250	1,005,100	1,054,385	1,136,455

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SAN FRANCISCO HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	345,170	355,580	345,810	388,515	408,600	425,185	437,505	453,770	483,695

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SAN FRANCISCO PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	2.26	2.34	2.27	2.27	2.28	2.29	2.30	2.32	2.35

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SAN FRANCISCO EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	450,230	505,330	414,370	528,680	552,690	567,530	576,950	591,035	620,260

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

SAN FRANCISCO TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	610,065	755,340	576,850	748,230	785,530	823,505	840,270	862,315	872,510

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN FRANCISCO AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	475	390	505	650	640	640	630	630	625

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN FRANCISCO MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	36,820	44,865	32,155	33,895	31,920	30,760	29,030	27,385	25,535

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN FRANCISCO RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	46,070	55,240	42,565	48,640	50,985	52,755	53,685	54,515	56,485

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN FRANCISCO FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	200,050	271,585	184,870	302,070	324,360	344,500	355,895	367,220	369,060

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN FRANCISCO HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

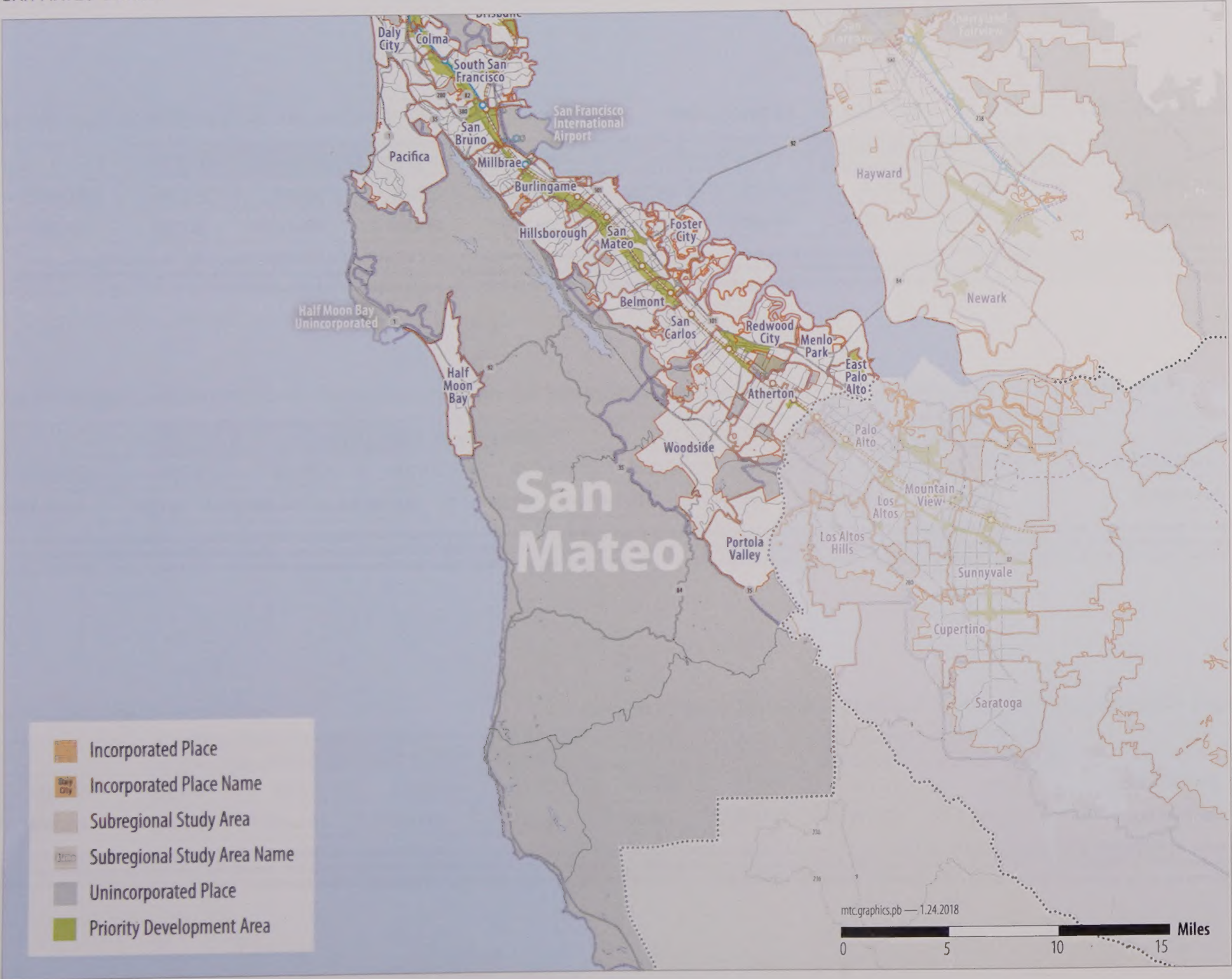
Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	203,480	237,240	188,195	214,155	228,350	243,335	246,540	247,835	249,920

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN FRANCISCO INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
San Francisco	123,180	146,015	128,560	148,825	149,275	151,515	154,490	164,730	170,885

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



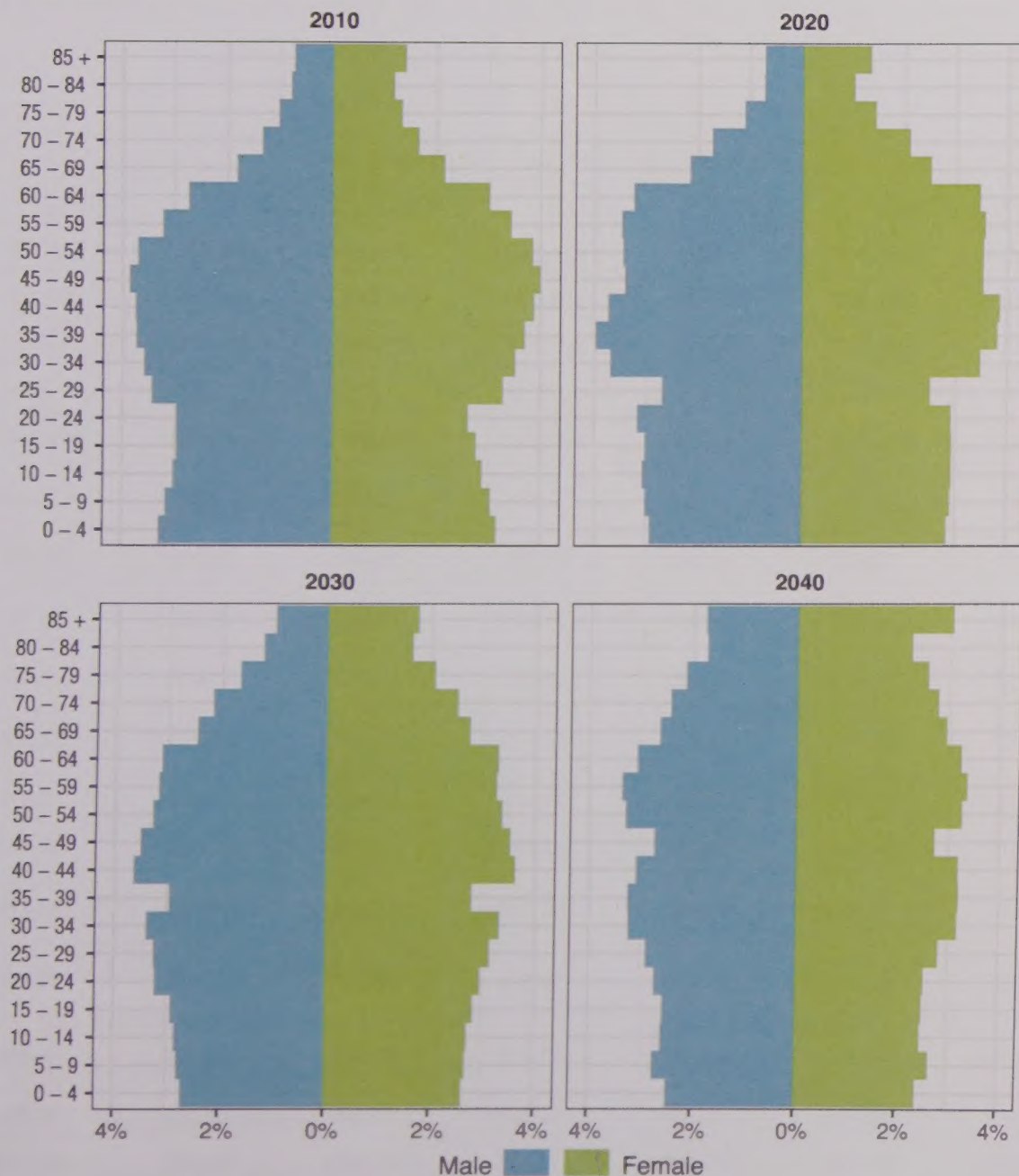
San Mateo County

SAN MATEO DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	718,450	759,610	721,195	757,895	796,925	816,460	853,260	878,020	916,590
Household Population	709,600	750,115	712,200	748,400	786,875	805,875	842,060	866,210	904,125
Households	257,835	260,110	257,835	270,715	284,260	290,330	302,520	308,410	317,965
Persons per Household	2.75	2.88	2.76	2.76	2.77	2.78	2.78	2.81	2.84
Employed Residents	367,940	405,185	332,760	396,885	415,275	420,235	433,655	437,190	446,040
Agriculture & Natural Resources	1,625	1,440	2,300	2,475	2,460	2,455	2,450	2,435	2,440
Construction	18,645	26,860	14,200	17,560	18,490	19,295	20,360	23,635	27,340
Manufacturing & Wholesale	43,190	44,120	37,985	34,025	32,230	30,895	29,145	27,535	26,135
Retail	37,585	38,055	34,625	36,515	37,530	38,120	39,220	39,420	39,675
Transportation & Utilities	21,490	26,005	25,960	24,565	23,905	22,975	22,385	22,225	22,565
Information	18,565	30,710	14,500	19,195	18,735	18,420	18,055	18,375	18,490
Financial & Leasing	19,920	22,415	23,980	29,800	30,900	31,590	30,920	30,355	32,540
Professional & Managerial Services	65,715	84,560	67,660	94,750	99,420	109,115	114,640	120,790	137,020
Health & Educational Services	39,915	49,235	44,010	48,640	54,470	59,500	63,105	67,960	77,740
Arts, Recreation & Other Services	53,975	62,960	46,690	48,200	49,705	51,195	51,785	52,450	56,660
Government	27,245	31,190	31,465	30,170	31,570	31,880	31,090	31,235	31,740
Total Jobs	347,860	417,550	343,380	385,900	399,415	415,430	423,160	436,420	472,340

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

Projected Age Distribution, San Mateo



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

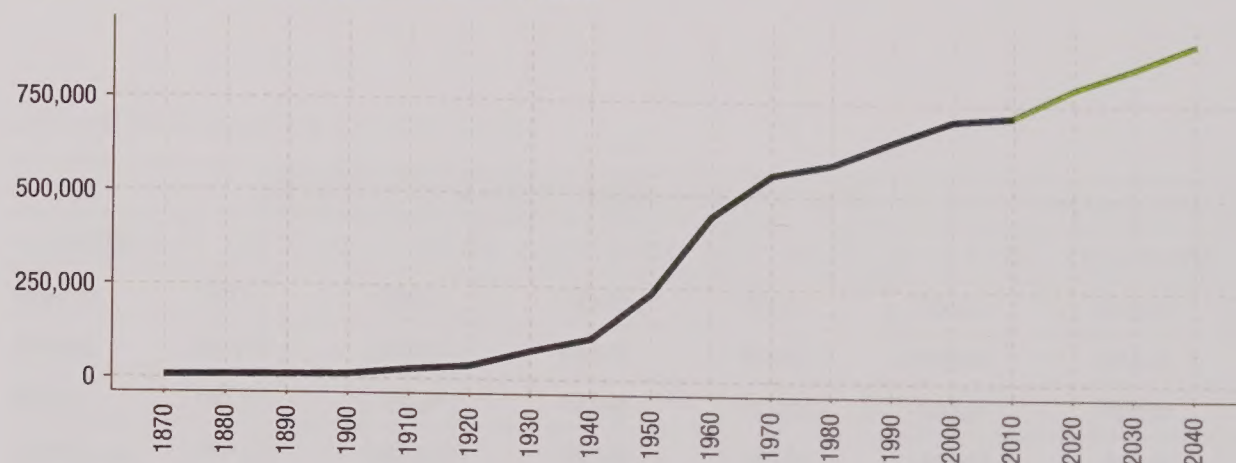
San Mateo County is the Bay Area county with the second smallest land area, after San Francisco. One-third of the county's acreage is protected open space. The Coast Range divides San Mateo County into two distinct parts: coastal and bayside. Two cities, Half Moon Bay and Pacifica, are entirely in the coastal area, which is primarily agricultural but has seen some recreational, residential and office development in recent years.

Over ninety percent of San Mateo County's urban development is on the bayside, in 18 of the county's jurisdictions, many of which were developed first as a series of "railroad" bedroom communities for San Francisco. Caltrain service, BART, and the highway system reinforce this travel route through the Peninsula, which is now as important for employers within the county as for a commuting workforce that come from and goes to counties throughout the region. The bayshore travel corridor has influenced city form and development patterns. As employment activity and household growth intensifies along the 101 corridor through San Mateo County, several modes of transit are being considered for expansion to Peninsula job clusters and residential nodes, including high speed rail, bus rapid transit and ferry service.

POPULATION

San Mateo County's population was just over 720,000 in 2010, showing very little change from 2000, but is estimated to have jumped in size to 757,000 by 2015. It is projected to grow by an additional 150,000 residents between 2015 and 2040. The number of households grew by about 13,000 between 2010 and 2015 and could increase further by 48,000 by 2040.

Historic and Projected Population, San Mateo



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

The largest growth in households (and population) is projected to occur in two of the three largest cities—Redwood City and South San Francisco, each of which would add more than 10,000 households between 2010 and 2040. Menlo Park, consistent with its growth as a job center is projected to see an increase of over 5,000 households, while growth of more than 3,000 households is projected for some of the cities with BART station development opportunities

ECONOMY

San Mateo County's economic base has transformed as the region's economy has grown and changed. San Francisco International Airport (SFO), located in San Mateo County, continues to be a dominant economic force and a major hub for United Airlines. Nearly 56 million passengers passed through SFO in 2017. Financial firms were among the first to bring large scale employment opportunities to the resident labor force in the San Mateo County suburbs. Although the Bay

Area's prominence as a national financial center has weakened in recent decades, Visa, Franklin Templeton Investments and Fisher Investments remain among the county's larger employers. Biotechnology and medical device companies are an important part of the economic picture. Biotechnology giant Genentech, headquartered in South San Francisco, leads the biotechnology and medical device sector in San Mateo County.

Technology and social media sectors have been critical forces of change to the county's economy and level of urbanization. In the past two decades San Mateo County has acted as the bridge that extends Silicon Valley from Santa Clara County to San Francisco and beyond. Software company Oracle, headquartered in Redwood Shores led the establishment of software firms in San Mateo County. Electronic Arts, the video game company, is another large employer located in Redwood Shores. The Facebook campus in Menlo Park has further expanded the county's already diverse

employment base. Employment is projected to grow by 37 percent or 128,700 new jobs in the county, from 343,300 to 472,300. About 40 percent of the county's job growth projected for that period is already estimated to have occurred by 2015. Redwood City is expected to increase its job counts by almost 50 percent, or 21 percent of the total job growth of the county, followed by the cities of San Mateo and South San Francisco, each of which is expected to add 13 percent and 12 percent of the projected county-wide growth. Brisbane is likely to experience dramatic changes, with a projected increase in jobs by over 200 percent over the next thirty years.

San Mateo County is forecast to absorb seven percent of Bay Area population and household growth, and 10 percent of the region's employment growth between 2010 and 2040. Looking forward, while the aging of the population and moderating pace of employment growth will lower the Bay Area's jobs to household ratio to a more traditional 1.37 by 2040, San Mateo County is projected to continue as a leader in job growth, with this ratio rising slightly to 1.48. With the transformation of the El Camino and highway 101 corridor from bedroom community to a string of employment centers, growth is expected to be concentrated in the 22 PDAs along this corridor (six out of 10 new households), taking advantage of the existing and planned transportation infrastructure to create new housing and employment opportunities in this centrally located county.

Data Tables for San Mateo County

SAN MATEO POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	6,915	7,085	6,925	7,345	7,390	7,435	7,525	7,590	7,685
Belmont	25,835	27,460	26,215	27,155	27,405	27,685	27,970	29,145	30,085
Brisbane	4,280	4,600	4,365	4,400	15,235	14,790	15,145	15,290	16,050
Burlingame	28,805	29,725	28,925	29,455	29,975	31,050	31,805	32,495	33,145
Colma	1,455	1,500	1,485	2,305	2,385	2,500	2,545	2,690	2,485
Daly City	101,070	107,985	101,275	102,730	110,430	111,830	113,680	115,015	121,330
East Palo Alto	28,155	30,070	28,215	29,900	30,675	30,970	31,285	34,575	36,090
Foster City	30,565	32,945	30,650	32,405	33,140	33,435	34,095	35,250	39,070
Half Moon Bay	11,325	12,145	11,785	12,970	13,040	13,205	13,345	13,385	13,440
Hillsborough	10,825	11,565	10,845	11,420	11,475	11,530	11,610	11,735	11,850
Menlo Park	32,025	33,670	32,225	37,945	44,530	48,490	52,865	53,455	54,920
Millbrae	21,530	23,055	21,610	22,025	22,360	22,640	26,745	26,610	27,055
Pacifica	37,235	38,035	37,375	37,440	37,980	38,435	39,025	39,245	40,145
Portola Valley	4,355	4,665	4,400	4,600	4,590	4,610	4,640	4,675	4,730
Redwood City	76,815	83,755	77,485	82,870	83,995	85,340	90,995	96,420	103,940
San Bruno	41,115	45,060	41,240	41,270	41,895	43,100	44,330	47,080	51,920
San Carlos	28,405	29,145	28,520	32,895	33,205	33,580	33,915	34,670	35,250
San Mateo	97,205	101,570	97,670	105,020	109,670	114,510	123,200	126,745	133,005
South San Francisco	63,630	65,020	64,005	65,455	68,105	71,080	76,950	78,615	80,015
Woodside	5,285	5,610	5,240	5,620	5,680	5,700	5,745	5,795	5,855
Unincorporated	61,610	64,940	60,745	62,665	63,760	64,550	65,835	67,540	68,525
County	718,450	759,610	721,195	757,895	796,925	816,460	853,260	878,020	916,590

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities

SAN MATEO HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	6,530	6,700	6,545	6,945	6,965	6,985	7,050	7,085	7,155
Belmont	25,320	26,945	25,730	26,650	26,865	27,115	27,365	28,505	29,410
Brisbane	4,265	4,585	4,350	4,385	15,220	14,770	15,125	15,270	16,030
Burlingame	28,355	29,275	28,545	29,050	29,545	30,595	31,325	31,985	32,605
Colma	1,425	1,490	1,460	2,280	2,360	2,470	2,515	2,660	2,465
Daly City	100,390	107,300	100,585	102,000	109,655	111,010	112,815	114,100	120,345
East Palo Alto	28,000	29,920	28,050	29,720	30,485	30,805	31,115	34,390	35,890
Foster City	30,460	32,840	30,540	32,290	33,020	33,310	33,960	35,105	38,915
Half Moon Bay	11,305	12,130	11,695	12,875	12,940	13,100	13,235	13,265	13,310
Hillsborough	10,825	11,565	10,840	11,415	11,470	11,525	11,605	11,730	11,845
Menlo Park	31,180	32,880	31,735	37,390	43,940	47,830	52,165	52,725	54,145
Millbrae	21,215	22,740	21,290	21,685	22,000	22,265	26,345	26,185	26,605
Pacifica	37,050	37,855	37,190	37,245	37,775	38,220	38,795	39,005	39,890
Portola Valley	4,310	4,625	4,365	4,570	4,555	4,570	4,600	4,630	4,685
Redwood City	75,270	82,185	75,825	81,120	82,150	83,425	88,975	94,315	101,725
San Bruno	40,715	44,660	40,845	40,855	41,455	42,630	43,835	46,560	51,370
San Carlos	28,315	29,055	28,295	32,660	32,955	33,315	33,635	34,380	34,940
San Mateo	95,890	100,250	96,330	103,600	108,175	112,920	121,520	124,940	131,100
South San Francisco	63,055	64,445	63,405	64,825	67,435	70,370	76,200	77,820	79,175
Woodside	5,285	5,610	5,240	5,615	5,675	5,695	5,740	5,790	5,850
Unincorporated	60,430	63,065	59,340	61,225	62,235	62,945	64,135	65,770	66,665
County	709,600	750,115	712,200	748,400	786,875	805,875	842,060	866,210	904,125

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities

SAN MATEO HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	2,330	2,280	2,330	2,455	2,470	2,475	2,485	2,470	2,460
Belmont	10,575	10,745	10,575	10,805	10,910	10,995	11,040	11,410	11,620
Brisbane	1,820	1,870	1,820	1,835	6,360	6,160	6,285	6,275	6,410
Burlingame	12,360	12,185	12,360	12,525	12,755	13,190	13,480	13,655	13,735
Colma	430	430	410	795	835	880	895	935	940
Daly City	31,080	31,715	31,090	31,275	33,615	34,005	34,390	34,415	35,775
East Palo Alto	6,940	7,080	6,940	7,430	7,610	7,690	7,750	8,420	8,675
Foster City	12,015	12,365	12,015	12,725	13,055	13,155	13,355	13,690	15,110
Half Moon Bay	4,150	4,250	4,150	4,575	4,590	4,640	4,675	4,630	4,585
Hillsborough	3,695	3,765	3,695	3,875	3,895	3,915	3,925	3,930	3,910
Menlo Park	12,345	12,430	12,345	13,830	15,390	16,215	17,265	17,335	17,680
Millbrae	7,995	8,180	7,995	8,110	8,235	8,325	9,865	9,705	9,725
Pacifica	13,965	13,625	13,965	13,925	14,155	14,305	14,450	14,380	14,520
Portola Valley	1,745	1,790	1,745	1,800	1,800	1,800	1,810	1,805	1,800
Redwood City	27,955	29,145	27,955	30,410	30,820	31,280	33,740	35,690	38,085
San Bruno	14,700	15,395	14,700	14,645	14,890	15,240	15,570	16,505	17,935
San Carlos	11,525	11,290	11,525	13,445	13,575	13,720	13,800	13,955	13,985
San Mateo	38,235	38,160	38,235	41,175	43,035	44,945	48,180	49,165	50,830
South San Francisco	20,940	20,430	20,940	21,330	22,155	23,050	24,950	25,185	25,305
Woodside	1,975	2,005	1,975	2,110	2,130	2,130	2,145	2,135	2,125
Unincorporated	21,060	20,980	21,065	21,645	21,980	22,205	22,465	22,730	22,755
County	257,835	260,110	257,835	270,715	284,260	290,330	302,520	308,410	317,965

Source: Model estimates from Plan Bay Area 2040 data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SAN MATEO PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	2.80	2.94	2.81	2.83	2.82	2.83	2.84	2.87	2.91
Belmont	2.39	2.51	2.43	2.47	2.46	2.47	2.48	2.50	2.53
Brisbane	2.34	2.45	2.39	2.39	2.39	2.40	2.41	2.43	2.50
Burlingame	2.29	2.40	2.31	2.32	2.32	2.32	2.32	2.34	2.37
Colma	3.31	3.47	3.55	2.86	2.82	2.81	2.82	2.85	2.62
Daly City	3.23	3.38	3.24	3.26	3.26	3.26	3.28	3.32	3.36
East Palo Alto	4.03	4.23	4.04	4.00	4.01	4.01	4.01	4.08	4.14
Foster City	2.53	2.66	2.54	2.54	2.53	2.53	2.54	2.56	2.58
Half Moon Bay	2.72	2.85	2.82	2.82	2.82	2.82	2.83	2.87	2.90
Hillsborough	2.93	3.07	2.94	2.95	2.94	2.95	2.96	2.99	3.03
Menlo Park	2.53	2.65	2.57	2.70	2.86	2.95	3.02	3.04	3.06
Millbrae	2.65	2.78	2.66	2.67	2.67	2.67	2.67	2.70	2.74
Pacifica	2.65	2.78	2.66	2.67	2.67	2.67	2.68	2.71	2.75
Portola Valley	2.47	2.59	2.50	2.54	2.53	2.54	2.54	2.57	2.61
Redwood City	2.69	2.82	2.71	2.67	2.67	2.67	2.64	2.64	2.67
San Bruno	2.77	2.90	2.78	2.79	2.78	2.80	2.82	2.82	2.86
San Carlos	2.46	2.57	2.46	2.43	2.43	2.43	2.44	2.46	2.50
San Mateo	2.51	2.63	2.52	2.52	2.51	2.51	2.52	2.54	2.58
South San Francisco	3.01	3.15	3.03	3.04	3.04	3.05	3.05	3.09	3.13
Woodside	2.67	2.80	2.65	2.66	2.67	2.67	2.68	2.71	2.75
Unincorporated	2.87	3.01	2.82	2.83	2.83	2.83	2.85	2.89	2.93
County	2.75	2.88	2.76	2.76	2.77	2.78	2.78	2.81	2.84

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SAN MATEO EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	2,370	2,850	2,775	3,805	3,885	3,960	4,045	4,065	4,065
Belmont	13,540	13,780	13,340	15,935	16,025	16,130	16,185	16,515	16,670
Brisbane	2,430	2,615	2,170	2,490	8,655	8,315	8,340	8,195	8,255
Burlingame	14,965	16,035	12,735	14,660	14,820	15,105	15,380	15,440	15,360
Colma	1,035	845	690	1,175	1,185	1,215	1,225	1,225	1,130
Daly City	52,610	58,090	48,375	54,785	58,245	58,190	58,300	57,630	59,260
East Palo Alto	12,515	15,380	10,360	12,080	12,225	12,195	12,190	13,110	13,395
Foster City	15,685	17,310	15,285	18,745	19,245	19,345	19,630	19,985	21,910
Half Moon Bay	5,825	7,030	5,365	6,780	6,795	6,810	6,820	6,745	6,625
Hillsborough	4,535	4,580	4,235	5,905	6,115	6,270	6,405	6,425	6,420
Menlo Park	16,140	16,405	14,660	19,710	22,735	24,245	26,080	25,980	26,205
Millbrae	10,425	11,460	8,300	9,490	9,505	9,535	11,370	11,105	11,045
Pacifica	19,720	21,825	19,630	22,025	22,090	22,070	22,170	21,860	21,865
Portola Valley	1,555	1,930	1,955	2,610	2,655	2,715	2,765	2,765	2,775
Redwood City	39,105	46,130	33,965	40,690	41,010	41,155	42,850	44,250	46,210
San Bruno	22,670	24,310	19,935	22,215	22,310	22,425	22,640	23,560	25,335
San Carlos	14,830	15,780	14,260	19,045	19,245	19,395	19,495	19,625	19,540
San Mateo	52,250	56,645	45,385	55,025	57,275	58,780	62,645	63,450	65,370
South San Francisco	31,820	36,400	29,070	33,190	34,075	35,045	37,390	37,365	37,055
Woodside	2,105	2,540	2,310	3,185	3,320	3,370	3,390	3,405	3,400
Unincorporated	31,805	33,245	27,955	33,340	33,855	33,965	34,345	34,490	34,155
County	367,940	405,185	332,760	396,885	415,275	420,235	433,655	437,190	446,040

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

SAN MATEO TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	2,330	2,865	2,140	2,140	2,140	2,145	2,150	2,160	2,165
Belmont	6,775	8,200	7,925	9,210	9,240	9,300	9,425	9,430	9,430
Brisbane	7,465	6,590	5,220	5,445	6,590	12,755	13,855	14,785	16,870
Burlingame	37,935	43,085	28,015	32,365	32,335	32,465	32,990	37,320	42,625
Colma	4,135	4,245	3,935	4,065	4,070	4,150	4,195	4,270	4,315
Daly City	20,185	20,250	18,425	18,755	18,370	18,400	18,580	19,180	22,480
East Palo Alto	4,345	4,340	5,125	5,185	5,810	6,080	6,295	6,400	6,660
Foster City	20,250	21,345	15,795	20,315	23,700	25,220	25,665	25,975	27,250
Half Moon Bay	5,445	5,625	4,915	5,250	5,290	5,310	5,330	5,355	5,375
Hillsborough	1,730	2,430	2,120	2,205	2,210	2,220	2,225	2,250	2,265
Menlo Park	25,150	41,420	34,625	35,105	36,410	36,970	37,195	37,775	42,475
Millbrae	5,490	6,425	5,920	6,470	6,570	6,630	6,730	7,385	11,595
Pacifica	5,420	5,595	5,925	6,080	6,160	6,205	6,245	6,335	7,115
Portola Valley	1,290	1,470	1,500	1,520	1,520	1,520	1,520	1,520	1,520
Redwood City	48,575	65,490	59,290	69,460	71,050	72,125	73,015	75,500	86,720
San Bruno	13,180	15,665	12,885	14,605	14,645	14,685	14,905	14,535	14,780
San Carlos	15,275	17,350	16,300	17,825	17,800	17,995	18,300	18,530	19,135
San Mateo	44,955	64,120	50,975	60,305	62,570	64,515	66,510	68,750	68,010
South San Francisco	47,665	52,645	38,720	43,000	46,365	50,075	51,000	51,730	54,230
Woodside	1,965	2,585	1,965	2,000	2,000	2,000	2,000	2,000	1,995
Unincorporated	28,310	25,825	21,615	24,465	24,430	24,535	24,865	25,015	25,045
County	347,860	417,550	343,335	385,770	399,275	415,305	423,005	436,205	472,045

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN MATEO AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	0	0	5	5	5	5	5	5	5
Belmont	10	0	5	5	5	5	5	5	5
Brisbane	40	60	5	5	5	5	5	5	10
Burlingame	0	5	40	65	65	65	65	65	70
Colma	65	80	0	5	5	5	5	5	5
Daly City	20	10	25	30	25	25	25	25	25
East Palo Alto	5	0	15	20	20	20	20	20	20
Foster City	0	0	110	125	130	130	130	135	135
Half Moon Bay	720	605	335	355	350	345	345	345	345
Hillsborough	10	5	15	15	15	15	15	15	15
Menlo Park	30	50	115	120	120	120	120	115	115
Millbrae	0	0	5	5	5	5	5	5	5
Pacifica	0	5	5	10	10	10	10	10	10
Portola Valley	25	30	475	475	470	470	465	465	465
Redwood City	15	15	35	85	85	80	80	80	85
San Bruno	0	0	20	30	30	30	30	30	30
San Carlos	5	10	40	45	45	45	45	45	40
San Mateo	5	5	25	30	35	35	35	35	35
South San Francisco	10	5	120	155	150	150	155	150	150
Woodside	45	55	80	75	75	75	75	75	70
Unincorporated	610	420	825	820	820	815	815	810	810
County	1,625	1,440	2,305	2,475	2,460	2,455	2,450	2,435	2,440

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN MATEO MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	15	10	85	90	90	90	90	85	85
Belmont	595	925	845	855	830	825	820	800	785
Brisbane	3,685	3,300	2,710	2,455	2,370	2,525	2,515	2,520	2,645
Burlingame	14,530	17,625	6,440	6,015	5,610	5,250	4,950	5,180	4,955
Colma	110	100	155	165	150	150	150	155	155
Daly City	540	590	1,305	1,220	1,165	1,095	1,060	1,050	1,035
East Palo Alto	155	135	380	340	400	425	435	450	485
Foster City	2,160	1,190	1,390	1,505	1,465	1,420	1,330	1,240	1,265
Half Moon Bay	135	160	340	355	360	360	360	360	360
Hillsborough	320	690	175	180	180	180	180	185	185
Menlo Park	6,665	6,935	5,715	5,050	4,980	4,775	4,530	4,340	4,230
Millbrae	455	620	315	340	340	340	330	395	505
Pacifica	275	250	410	425	430	430	430	440	455
Portola Valley	10	10	70	75	75	75	75	75	75
Redwood City	3,475	2,570	14,510	12,800	11,990	11,220	10,480	9,790	9,225
San Bruno	650	675	1,085	1,040	1,005	950	930	860	820
San Carlos	3,805	2,520	4,350	3,845	3,670	3,525	3,390	3,230	3,075
San Mateo	1,735	2,010	4,060	4,005	3,815	3,690	3,565	3,350	3,160
South San Francisco	21,270	22,755	14,945	13,275	12,710	12,130	11,520	10,885	10,760
Woodside	55	55	100	100	100	100	100	100	100
Unincorporated	3,025	5,225	4,335	4,180	4,115	4,030	4,000	3,945	3,940
County	64,680	70,125	63,720	58,320	55,850	53,595	51,240	49,430	48,305

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN MATEO COUNTY

SAN MATEO RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	95	45	30	30	30	30	30	30	30
Belmont	735	760	755	935	950	940	935	950	965
Brisbane	475	530	230	245	855	855	810	795	790
Burlingame	2,220	2,315	2,795	2,890	2,905	2,995	3,030	3,005	2,985
Colma	2,765	2,885	2,040	2,075	2,180	2,285	2,325	2,395	2,435
Daly City	4,265	4,425	3,295	2,725	2,460	2,255	2,060	1,885	1,695
East Palo Alto	1,230	910	700	785	795	795	785	830	840
Foster City	1,140	795	960	1,040	1,055	1,055	1,055	1,065	1,140
Half Moon Bay	705	660	440	485	485	490	495	495	495
Hillsborough	110	110	35	35	35	35	35	35	35
Menlo Park	1,570	1,630	1,305	1,495	1,640	1,725	1,805	1,790	1,780
Millbrae	855	775	755	780	785	790	925	925	920
Pacifica	900	785	930	945	950	950	960	960	965
Portola Valley	30	25	20	45	45	45	45	45	45
Redwood City	4,835	5,315	4,305	4,770	4,785	4,840	5,130	5,335	5,550
San Bruno	2,780	2,400	2,575	2,640	2,645	2,685	2,720	2,785	2,985
San Carlos	1,885	2,230	1,780	1,860	1,845	1,850	1,845	1,835	1,800
San Mateo	6,615	7,120	7,080	7,815	8,045	8,375	8,855	8,885	8,950
South San Francisco	3,520	2,810	3,495	3,730	3,845	3,940	4,195	4,185	4,100
Woodside	200	280	130	180	180	180	180	180	180
Unincorporated	1,615	1,495	970	1,010	1,010	1,000	1,000	1,005	985
County	37,585	38,055	34,625	36,515	37,530	38,120	39,220	39,420	39,675

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN MATEO FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	220	215	550	560	560	560	560	565	565
Belmont	1,065	1,045	2,010	2,630	2,575	2,535	2,565	2,580	2,535
Brisbane	935	790	700	870	920	4,665	5,205	5,410	5,530
Burlingame	7,310	7,035	7,730	11,265	11,225	11,285	11,625	12,400	15,890
Colma	235	220	115	145	140	140	140	140	140
Daly City	3,180	2,240	3,515	3,940	3,790	3,770	3,805	3,875	5,370
East Palo Alto	795	810	1,630	1,465	1,445	1,420	1,410	1,350	1,305
Foster City	10,040	9,010	8,130	11,395	14,045	15,410	15,925	16,265	16,035
Half Moon Bay	720	905	1,230	1,320	1,325	1,330	1,335	1,340	1,340
Hillsborough	490	605	815	855	855	855	860	860	860
Menlo Park	9,365	13,005	12,040	14,355	14,845	15,050	15,335	15,645	18,680
Millbrae	560	855	1,060	1,225	1,230	1,240	1,230	1,250	3,310
Pacifica	685	570	1,420	1,455	1,465	1,475	1,475	1,480	1,745
Portola Valley	205	310	385	390	395	395	400	400	400
Redwood City	11,290	18,700	11,160	22,640	24,050	25,635	27,275	28,540	37,285
San Bruno	3,930	6,225	2,645	3,205	3,100	3,060	3,060	2,850	2,755
San Carlos	3,610	4,545	4,340	5,380	5,295	5,285	5,375	5,540	5,665
San Mateo	16,080	24,685	19,110	22,745	22,665	22,785	23,030	24,695	24,090
South San Francisco	9,080	10,810	6,915	10,585	12,395	15,855	16,960	17,890	18,080
Woodside	335	465	590	595	595	595	595	595	595
Unincorporated	5,525	4,110	5,580	7,570	7,445	7,400	7,440	7,520	7,450
County	85,630	106,975	91,670	124,590	130,365	140,750	145,610	151,195	169,620

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN MATEO HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

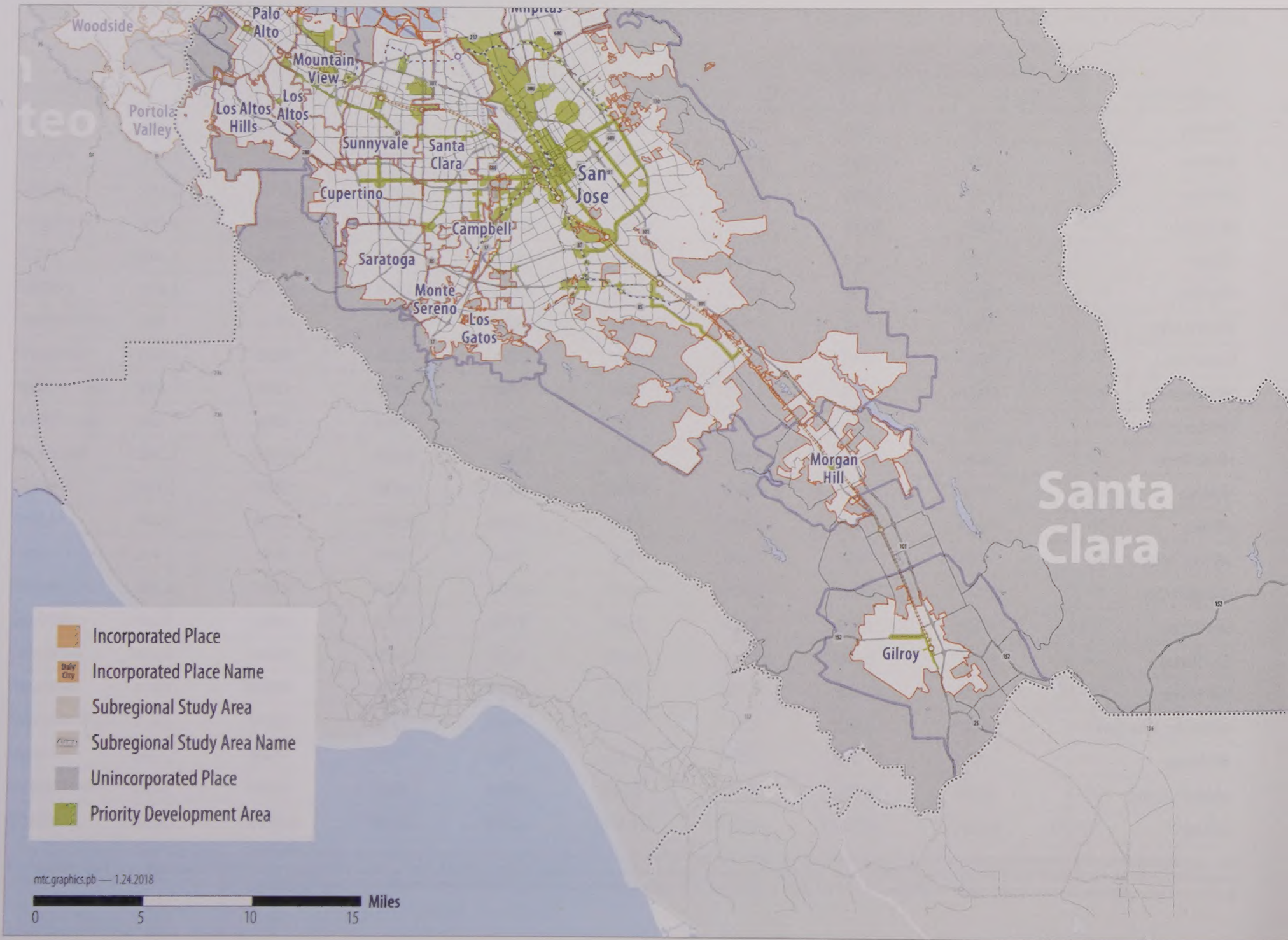
Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	1,280	1,905	1,240	1,230	1,230	1,230	1,230	1,240	1,240
Belmont	2,620	3,415	3,060	3,180	3,215	3,280	3,340	3,340	3,380
Brisbane	365	615	420	525	735	2,670	3,025	3,365	3,805
Burlingame	10,870	12,515	7,650	7,680	7,850	8,000	8,290	9,080	11,015
Colma	835	845	1,215	1,215	1,160	1,135	1,135	1,130	1,135
Daly City	9,145	9,715	8,125	7,845	7,815	7,940	8,175	8,660	10,640
East Palo Alto	1,520	1,755	2,005	1,960	2,335	2,485	2,605	2,720	2,930
Foster City	3,465	2,540	2,870	3,445	4,190	4,495	4,570	4,610	4,825
Half Moon Bay	2,165	2,710	1,905	1,970	1,985	1,995	2,000	2,010	2,015
Hillsborough	595	680	775	790	790	795	795	800	805
Menlo Park	4,070	6,385	6,470	7,175	7,990	8,575	8,975	9,495	11,495
Millbrae	2,880	3,455	2,910	3,030	3,085	3,105	3,095	3,210	5,110
Pacifica	2,215	2,525	2,060	2,080	2,110	2,125	2,140	2,175	2,635
Portola Valley	870	945	390	370	370	370	370	370	370
Redwood City	11,345	15,565	13,480	13,895	15,275	16,030	16,460	17,405	20,925
San Bruno	3,865	4,215	4,520	5,010	5,120	5,200	5,425	5,410	5,660
San Carlos	3,345	5,105	3,110	3,475	3,640	3,815	4,120	4,425	4,945
San Mateo	12,750	18,140	14,130	16,840	19,000	20,450	21,660	22,765	23,140
South San Francisco	9,590	11,520	8,535	8,790	9,820	10,410	10,660	11,200	11,155
Woodside	635	835	725	715	715	715	715	715	715
Unincorporated	9,255	7,605	5,105	5,620	5,735	5,880	6,105	6,290	6,465
County	93,890	112,195	90,695	96,840	104,175	110,690	114,890	120,415	134,400

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SAN MATEO INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Atherton	720	685	230	230	230	235	235	240	245
Belmont	1,745	2,060	1,250	1,605	1,660	1,710	1,765	1,750	1,765
Brisbane	1,970	1,295	1,155	1,345	1,700	2,030	2,290	2,690	4,090
Burlingame	3,005	3,590	3,365	4,450	4,680	4,870	5,030	7,590	7,710
Colma	125	120	410	460	440	440	440	445	450
Daly City	3,035	3,265	2,160	2,990	3,115	3,310	3,450	3,680	3,710
East Palo Alto	630	730	395	615	815	945	1,045	1,035	1,080
Foster City	3,440	7,815	2,340	2,800	2,815	2,710	2,655	2,660	3,855
Half Moon Bay	1,000	585	665	760	780	790	795	805	820
Hillsborough	200	340	305	330	335	340	345	360	365
Menlo Park	3,450	13,410	8,980	6,910	6,840	6,725	6,435	6,385	6,175
Millbrae	745	720	875	1,095	1,130	1,150	1,145	1,605	1,740
Pacifica	1,350	1,460	1,095	1,165	1,200	1,215	1,230	1,275	1,305
Portola Valley	145	145	160	165	165	165	165	165	165
Redwood City	17,615	23,330	15,805	15,270	14,870	14,315	13,590	14,350	13,650
San Bruno	1,960	2,150	2,040	2,685	2,745	2,765	2,740	2,605	2,535
San Carlos	2,625	2,940	2,685	3,220	3,300	3,475	3,525	3,455	3,605
San Mateo	7,770	12,160	6,570	8,870	9,010	9,185	9,365	9,015	8,630
South San Francisco	4,195	4,740	4,710	6,460	7,445	7,585	7,515	7,415	9,985
Woodside	700	895	340	340	340	340	340	340	340
Unincorporated	8,285	6,965	4,795	5,260	5,305	5,405	5,500	5,445	5,395
County	64,450	88,765	60,325	67,025	68,900	69,695	69,595	73,305	77,605

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



Santa Clara County

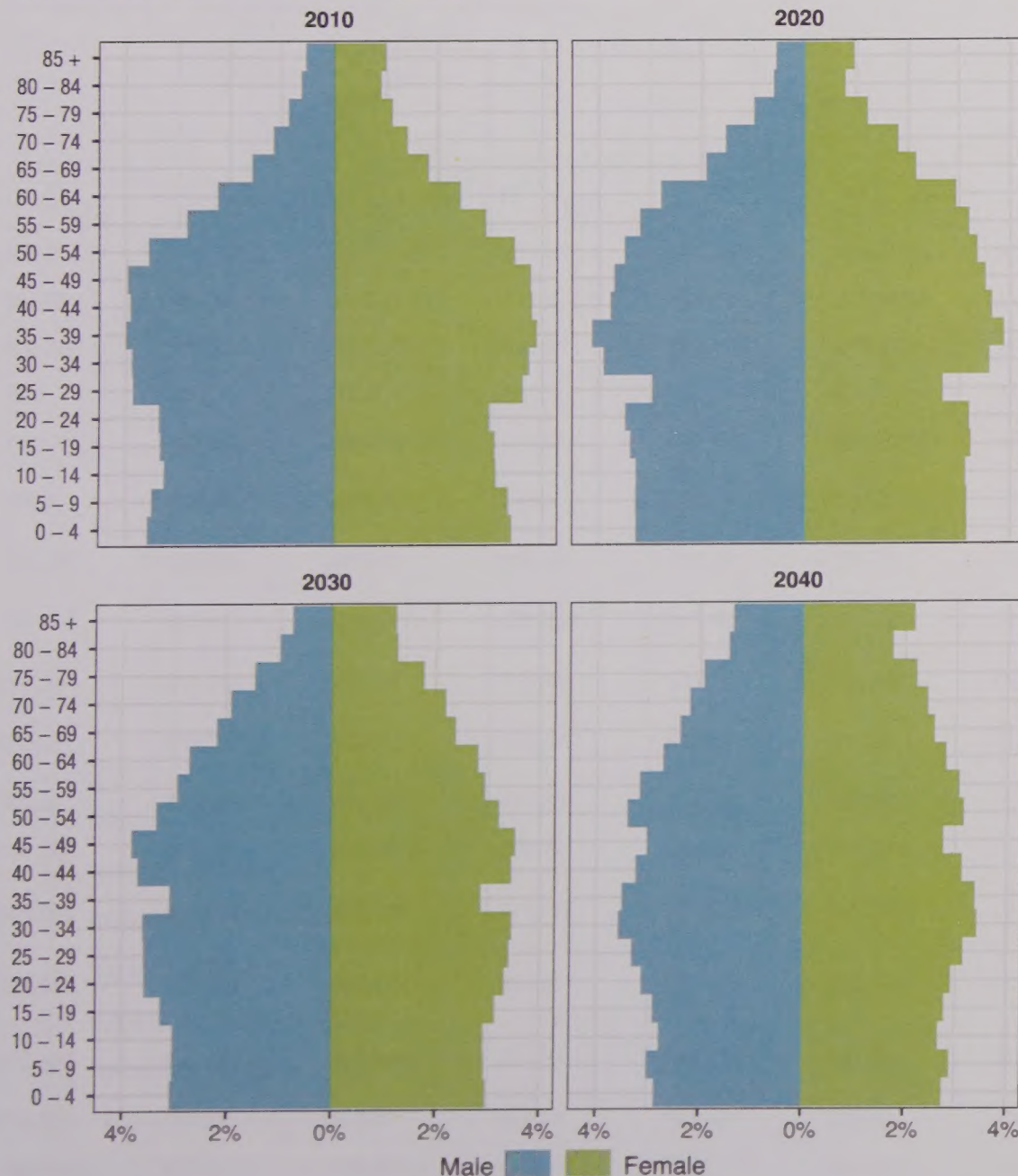
SANTA CLARA DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	1,781,640	1,903,210	1,789,150	1,909,680	1,986,340	2,098,695	2,217,750	2,387,165	2,538,320
Household Population	1,751,290	1,872,240	1,758,350	1,877,070	1,951,920	2,062,295	2,179,230	2,346,350	2,495,105
Households	604,205	623,120	604,205	648,900	679,425	718,565	757,690	815,980	860,810
Persons per Household	2.90	3.00	2.91	2.89	2.87	2.87	2.88	2.88	2.90
Employed Residents	859,035	967,865	791,100	952,540	977,955	1,022,260	1,064,430	1,126,185	1,173,565
Agriculture & Natural Resources	2,500	2,205	4,255	5,055	5,030	4,985	4,965	4,920	4,890
Construction	37,275	47,940	48,660	63,555	66,395	70,035	74,695	81,495	92,275
Manufacturing & Wholesale	205,440	208,310	184,345	185,300	182,740	181,750	179,490	176,330	176,365
Retail	86,520	93,535	80,050	88,905	91,160	94,310	97,215	101,670	104,815
Transportation & Utilities	12,770	15,430	14,295	15,485	15,845	15,985	16,560	17,370	18,570
Information	51,165	72,605	38,055	56,420	55,720	56,725	57,190	55,415	56,945
Financial & Leasing	35,540	39,150	33,320	41,720	42,245	39,855	38,420	36,800	35,365
Professional & Managerial Services	182,775	226,980	178,945	259,990	268,620	277,310	290,775	300,025	310,930
Health & Educational Services	124,700	161,415	126,920	149,345	163,090	178,490	193,240	208,840	230,225
Arts, Recreation & Other Services	119,750	130,720	112,950	128,140	132,380	140,410	147,935	155,245	166,215
Government	54,850	68,515	89,010	92,825	96,680	98,810	97,510	92,595	93,010
Total Jobs	913,290	1,066,800	910,815	1,086,740	1,119,900	1,158,665	1,198,000	1,230,705	1,289,600

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA COUNTY

Projected Age Distribution, Santa Clara



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

With 1.8 million residents, Santa Clara County is the most populous county in the Bay Area. Over the past six decades, Santa Clara has been transformed from a major agricultural area into Silicon Valley, the birthplace and premier global center of innovation in a range of technology industries.

Most cities are concentrated in the northwestern portion of the county, with the most populous cities situated adjacent to the San Francisco Bay. Morgan Hill and Gilroy are located along US Highway 101 to the south, while the remaining jurisdictions are located along the western side of the Santa Clara Valley adjacent to the Santa Cruz Mountains. Several rail systems serve the county including Caltrain, Altamont Commuter Express (ACE), Capitol Corridor, and the Valley Transportation Authority (VTA) light rail network. VTA also provides express and local bus service. BART service to San José is expected to open 2019, completing the long awaited BART extension from Fremont in Alameda County.

POPULATION

The population of Santa Clara County is estimated to grow by 42 percent or just under 750,000 new residents, reaching 2.54 million people by 2040. San José, the largest city in the Bay Area, is projected to add over 426,000 residents over the next three decades, highest among all cities in the county. Meanwhile, Mountain View's population is projected to grow by the largest percentage (90 percent), passing the 100,000 mark well before 2040. The jurisdictions with populations less than 30,000 (Los Gatos, Los Altos, Los Altos Hills, Monte Sereno and Saratoga) are projected to experience the lowest rates of population growth (12 percent or less).

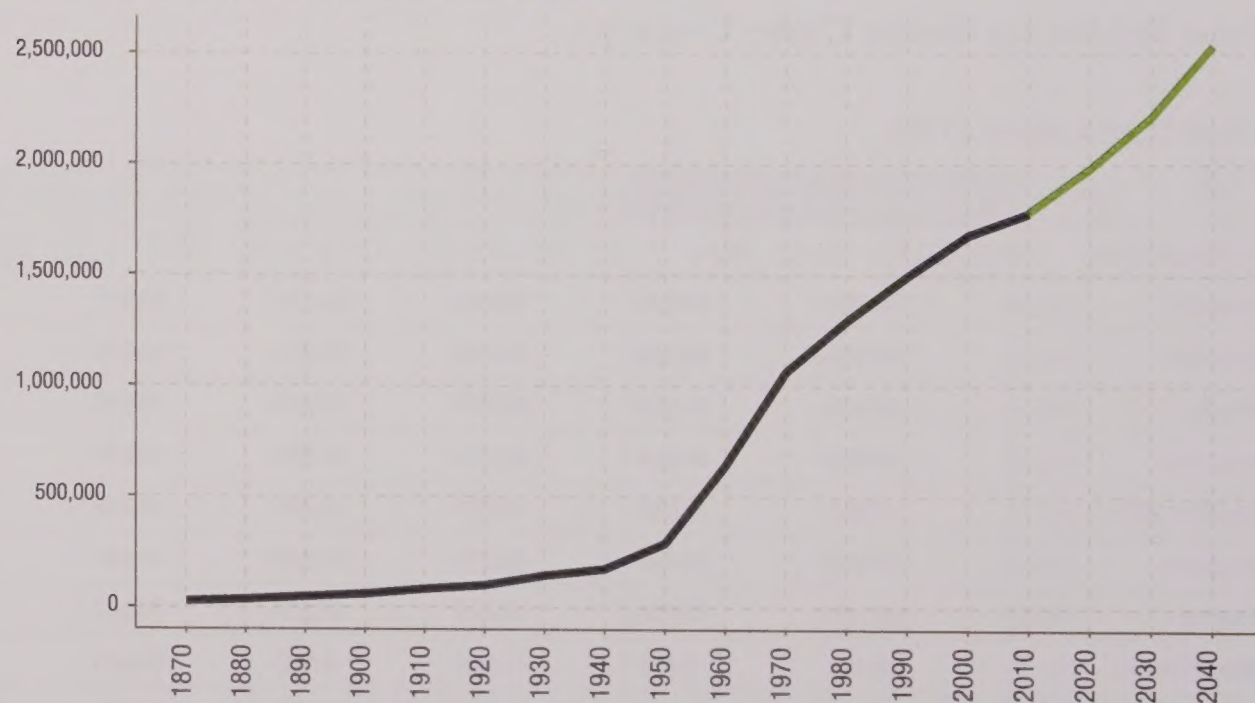
By 2040, the number of households in the county is projected to increase by over 256,000. This 42 percent increase represents the fastest projected growth rate of all counties in the Bay Area. San José accounts for 57 percent of the county's projected household growth, while growth in the next four largest cities (Sunnyvale, Mountain View, Santa Clara and Milpitas) account for a combined 31 percent.

ECONOMY

In addition to the high concentration of the semiconductor and computer industries for which the valley is renowned, Santa Clara County's economy also involves electronics, aerospace, medical devices, biotech, software, social media and other Internet-related industries, and the Valley is today more heavily focused on innovation than actual production of many of its products, instead relying on worldwide supply chains for locally designed products. The county has 13 Fortune 500 companies all in the technology sector, including Apple, Hewlett Packard, Intel and Google and receives a commanding share of US venture capital in search of new industries and companies. As of 2017, the county's largest employers were Apple, Alphabet (the parent company of Google), the county of Santa Clara, Stanford University and Cisco Systems.

Silicon Valley's technology cluster incorporates various sectors including Manufacturing, Information, and Professional Services. In 2010, the Manufacturing and Wholesale and Professional and Managerial Services sectors each comprised

Historic and Projected Population, Santa Clara



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

20 percent of jobs in the county. The county makes up 27 percent of the region's jobs, yet it holds 43 percent of the Bay Area's jobs in Manufacturing and Wholesale, 32 percent of its Information jobs and 29 percent of its Professional and Managerial Services.

Santa Clara County is projected to experience a net increase of nearly 380,000 jobs between 2010 and 2040, representing a 42 percent increase. Yet, given the strong recovery following the Great Recession, a growth of just 19 percent remains from a 2015 baseline. San José accounts for some 44 percent of the county's projected job growth from 2010 to 2040, while the next five largest cities in terms of employment (Sunnyvale, Santa Clara, Mountain View, Milpitas and Palo Alto) account for

a combined 37 percent. San José is also estimated to have the highest rate of employment growth with a 39 percent increase, followed by Palo Alto and Mountain View (each with a 33 percent increase).

By 2015, the county had nearly 1.9 million residents and over 1.1 million jobs. The county is projected to take on 31 percent of the region's total household growth and also 30 percent of its job growth by 2040. Nearly 80 percent of new households and 60 percent of new jobs are expected to occur in the county's 42 PDAs.

Data Tables for Santa Clara County

SANTA CLARA POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	39,350	42,065	40,080	42,630	43,700	44,620	46,170	46,495	47,120
Cupertino	58,300	58,680	59,130	62,800	63,515	64,730	65,690	66,565	68,305
Gilroy	48,820	54,100	49,075	47,205	48,820	53,565	61,935	69,360	70,375
Los Altos	28,975	30,465	29,190	31,500	31,530	31,895	32,225	32,655	32,960
Los Altos Hills	7,920	8,550	7,795	8,305	8,340	8,390	8,475	8,540	8,650
Los Gatos	29,415	31,060	30,295	31,230	31,635	32,120	32,560	32,780	33,050
Milpitas	66,790	73,905	67,425	87,570	90,645	92,895	95,605	97,295	103,970
Monte Sereno	3,340	3,455	3,225	3,365	3,440	3,485	3,535	3,545	3,575
Morgan Hill	37,880	42,330	38,270	42,565	43,285	45,680	48,130	49,240	50,165
Mountain View	74,065	77,250	74,375	82,585	111,725	112,875	119,445	128,085	138,980
Palo Alto	64,405	67,400	67,630	70,690	81,170	81,595	82,835	84,465	86,510
San José	945,940	1,027,210	949,775	1,003,160	1,028,210	1,110,405	1,189,660	1,283,360	1,377,145
Santa Clara	116,470	121,715	115,845	127,505	131,655	137,215	142,425	151,715	159,500
Saratoga	29,925	30,350	30,080	30,480	30,560	30,905	31,205	31,410	31,880
Sunnyvale	140,080	147,390	139,815	151,840	149,935	157,705	162,975	203,780	222,210
Unincorporated	89,960	87,290	87,135	86,245	88,170	90,605	94,885	97,875	103,925
County	1,781,640	1,903,210	1,789,150	1,909,680	1,986,340	2,098,695	2,217,750	2,387,165	2,538,320

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SANTA CLARA HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	39,150	41,865	39,865	42,400	43,455	44,375	45,910	46,225	46,840
Cupertino	57,965	58,340	58,800	62,450	63,145	64,335	65,275	66,130	67,850
Gilroy	48,015	53,295	48,275	46,355	47,925	52,620	60,930	68,280	69,235
Los Altos	28,750	30,235	28,980	31,275	31,295	31,645	31,960	32,375	32,665
Los Altos Hills	7,870	8,495	7,660	8,160	8,190	8,230	8,300	8,360	8,460
Los Gatos	29,065	30,710	30,010	30,925	31,315	31,775	32,195	32,400	32,645
Milpitas	64,090	71,000	64,265	84,210	87,135	89,190	91,685	93,095	99,505
Monte Sereno	3,340	3,455	3,215	3,355	3,430	3,475	3,520	3,530	3,555
Morgan Hill	37,495	41,945	37,945	42,220	42,920	45,295	47,730	48,815	49,720
Mountain View	73,800	76,980	74,100	82,295	111,420	112,550	119,105	127,725	138,595
Palo Alto	63,820	66,875	64,250	67,120	77,350	77,550	78,555	79,930	81,705
San José	932,620	1,013,420	935,565	988,120	1,012,330	1,093,820	1,172,085	1,264,745	1,357,845
Santa Clara	113,270	118,520	113,645	125,175	129,195	134,375	139,435	148,550	155,740
Saratoga	29,725	30,150	29,900	30,290	30,355	30,690	30,980	31,170	31,625
Sunnyvale	139,230	146,540	138,980	150,955	148,995	156,715	161,920	202,670	221,040
Unincorporated	83,080	80,410	82,895	81,765	83,465	85,655	89,635	92,350	98,075
County	1,751,290	1,872,240	1,758,350	1,877,070	1,951,920	2,062,295	2,179,230	2,346,350	2,495,105

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SANTA CLARA HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	16,165	16,700	16,165	17,340	17,805	18,185	18,775	18,730	18,760
Cupertino	20,180	19,625	20,180	21,745	22,005	22,405	22,620	22,675	22,955
Gilroy	14,175	15,205	14,175	13,565	14,035	15,325	17,680	19,620	19,605
Los Altos	10,745	10,920	10,745	11,550	11,580	11,690	11,760	11,780	11,720
Los Altos Hills	2,830	2,950	2,830	3,005	3,010	3,035	3,045	3,030	3,020
Los Gatos	12,355	12,615	12,355	12,730	12,890	13,090	13,200	13,135	13,045
Milpitas	19,185	20,540	19,185	26,415	27,425	28,090	28,835	29,005	30,430
Monte Sereno	1,210	1,210	1,210	1,290	1,310	1,325	1,335	1,325	1,320
Morgan Hill	12,325	13,325	12,325	13,710	13,955	14,710	15,420	15,675	15,785
Mountain View	31,955	32,210	31,955	35,470	47,760	48,315	50,930	54,260	58,330
Palo Alto	26,495	26,830	26,495	27,585	31,975	32,020	32,300	32,620	32,940
San José	301,365	316,460	301,365	321,290	331,095	359,935	386,605	420,175	448,310
Santa Clara	43,020	43,500	43,020	46,980	48,555	50,465	52,110	54,855	57,010
Saratoga	10,735	10,520	10,735	10,825	10,860	10,965	11,020	10,970	10,965
Sunnyvale	53,385	54,295	53,385	57,750	56,940	60,115	61,935	77,450	84,170
Unincorporated	28,080	26,205	28,080	27,650	28,220	28,905	30,120	30,670	32,445
County	604,205	623,120	604,205	648,900	679,425	718,565	757,690	815,980	860,810

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SANTA CLARA PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	2.42	2.51	2.47	2.45	2.44	2.44	2.45	2.47	2.50
Cupertino	2.87	2.97	2.91	2.87	2.87	2.87	2.89	2.92	2.96
Gilroy	3.39	3.51	3.41	3.42	3.41	3.43	3.45	3.48	3.53
Los Altos	2.68	2.77	2.70	2.71	2.70	2.71	2.72	2.75	2.79
Los Altos Hills	2.78	2.88	2.71	2.71	2.72	2.71	2.73	2.76	2.80
Los Gatos	2.35	2.43	2.43	2.43	2.43	2.43	2.44	2.47	2.50
Milpitas	3.34	3.46	3.35	3.19	3.18	3.18	3.18	3.21	3.27
Monte Sereno	2.76	2.86	2.65	2.60	2.62	2.63	2.63	2.66	2.69
Morgan Hill	3.04	3.15	3.08	3.08	3.08	3.08	3.10	3.11	3.15
Mountain View	2.31	2.39	2.32	2.32	2.33	2.33	2.34	2.35	2.38
Palo Alto	2.41	2.49	2.43	2.43	2.42	2.42	2.43	2.45	2.48
San José	3.09	3.20	3.10	3.08	3.06	3.04	3.03	3.01	3.03
Santa Clara	2.63	2.72	2.64	2.66	2.66	2.66	2.68	2.71	2.73
Saratoga	2.77	2.87	2.79	2.80	2.80	2.80	2.81	2.84	2.88
Sunnyvale	2.61	2.70	2.60	2.61	2.62	2.61	2.61	2.62	2.63
Unincorporated	2.96	3.07	2.95	2.96	2.96	2.96	2.98	3.01	3.02
County	2.90	3.00	2.91	2.89	2.87	2.87	2.88	2.88	2.90

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SANTA CLARA EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	22,025	23,035	19,570	23,275	23,475	23,525	24,010	23,680	23,420
Cupertino	25,575	27,015	23,725	28,740	29,000	29,340	29,575	29,505	29,725
Gilroy	22,140	26,695	19,835	20,880	20,945	22,250	25,125	27,770	27,375
Los Altos	12,215	13,410	11,800	15,100	15,160	15,350	15,415	15,410	15,315
Los Altos Hills	3,075	3,625	3,310	4,320	4,405	4,480	4,555	4,510	4,515
Los Gatos	13,280	14,735	14,015	16,430	16,545	16,665	16,795	16,590	16,350
Milpitas	31,705	37,815	27,990	40,705	41,640	41,955	42,440	42,130	43,990
Monte Sereno	1,445	1,480	1,300	1,550	1,565	1,570	1,570	1,555	1,540
Morgan Hill	18,030	21,055	16,310	20,510	20,490	21,050	21,715	21,770	21,580
Mountain View	41,815	46,410	37,590	47,050	58,490	62,225	64,710	67,585	71,855
Palo Alto	31,030	32,555	31,915	38,495	45,215	45,215	45,650	46,050	46,275
San José	453,565	517,495	415,105	493,885	499,315	531,195	561,040	593,985	624,620
Santa Clara	57,460	66,785	53,585	65,770	67,045	69,020	70,500	73,835	76,325
Saratoga	12,645	13,440	12,285	14,755	14,930	15,170	15,340	15,280	15,235
Sunnyvale	73,100	80,665	65,200	79,385	77,740	80,845	82,330	102,425	109,250
Unincorporated	39,930	41,645	37,575	41,695	41,995	42,405	43,665	44,090	46,195
County	859,035	967,865	791,100	952,540	977,955	1,022,260	1,064,430	1,126,185	1,173,565

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

SANTA CLARA TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	22,815	30,265	25,455	28,995	29,870	30,685	31,825	32,625	32,745
Cupertino	34,915	43,655	26,810	27,515	34,795	37,060	37,830	38,055	37,980
Gilroy	16,405	17,775	17,835	17,740	18,330	19,175	20,570	21,965	22,315
Los Altos	10,200	13,110	14,135	16,340	16,420	16,590	16,880	16,940	17,235
Los Altos Hills	2,425	2,310	1,585	1,660	1,640	1,660	1,665	1,670	1,670
Los Gatos	17,590	20,035	18,895	18,860	19,590	20,035	20,425	20,605	20,620
Milpitas	38,830	48,945	42,015	48,180	46,810	53,640	56,035	57,580	58,030
Monte Sereno	295	450	530	550	555	560	560	560	560
Morgan Hill	14,940	15,865	19,285	18,180	18,130	18,235	18,865	19,470	19,600
Mountain View	66,700	76,410	48,485	58,860	62,965	66,485	68,350	69,830	73,265
Palo Alto	94,905	116,870	101,935	126,305	121,740	123,245	125,065	126,030	126,510
San José	384,305	438,795	387,510	457,075	470,625	481,905	493,575	511,445	554,875
Santa Clara	96,255	115,825	102,950	136,980	143,565	151,310	165,255	169,590	170,575
Saratoga	8,745	8,695	8,750	8,750	8,675	8,780	8,985	9,100	9,085
Sunnyvale	84,780	95,105	65,720	87,085	92,305	95,115	97,170	99,595	108,640
Unincorporated	19,185	22,690	29,635	34,155	34,395	34,640	35,310	35,930	36,155
County	913,290	1,066,800	911,530	1,087,225	1,120,420	1,159,110	1,198,370	1,231,000	1,289,870

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	5	0	25	45	45	45	45	45	45
Cupertino	0	0	70	85	90	90	90	95	95
Gilroy	115	220	670	700	695	695	690	680	680
Los Altos	25	155	40	50	50	50	50	50	50
Los Altos Hills	20	5	0	5	5	5	5	5	5
Los Gatos	25	50	45	45	45	45	45	45	45
Milpitas	10	5	25	65	60	60	65	65	65
Monte Sereno	0	15	10	10	10	10	10	10	10
Morgan Hill	465	425	820	800	785	780	780	780	775
Mountain View	70	60	15	30	30	30	30	30	30
Palo Alto	35	20	40	120	115	115	115	115	115
San José	985	770	1,270	1,640	1,640	1,605	1,600	1,575	1,560
Santa Clara	120	30	125	285	290	295	300	285	285
Saratoga	105	20	25	30	30	35	35	35	35
Sunnyvale	35	5	45	120	120	125	120	125	125
Unincorporated	320	230	1,025	1,025	1,015	1,005	995	985	980
County	2,500	2,205	4,255	5,055	5,030	4,985	4,965	4,920	4,890

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	2,990	3,110	2,855	3,070	3,235	3,425	3,605	3,715	3,810
Cupertino	16,040	24,590	9,185	7,075	6,930	6,555	6,125	5,685	5,330
Gilroy	2,645	2,365	2,055	2,030	2,200	2,385	2,625	2,905	3,045
Los Altos	390	300	510	605	585	595	570	535	530
Los Altos Hills	10	30	40	50	50	50	45	45	45
Los Gatos	1,345	1,080	1,620	1,545	1,655	1,690	1,715	1,710	1,710
Milpitas	15,410	18,300	14,180	14,995	14,775	15,495	15,860	15,985	15,780
Monte Sereno	15	15	45	45	45	45	45	45	45
Morgan Hill	4,670	4,925	5,745	5,010	4,920	4,875	4,900	4,930	4,950
Mountain View	6,045	4,565	8,285	8,860	8,815	9,245	9,140	8,980	8,880
Palo Alto	10,430	10,250	10,040	11,255	10,870	10,865	10,840	10,580	10,440
San José	93,165	92,180	84,700	86,300	86,335	85,500	84,830	85,075	88,465
Santa Clara	32,685	35,110	35,120	35,340	34,355	33,745	32,960	31,370	29,820
Saratoga	320	225	530	515	500	495	485	495	475
Sunnyvale	30,655	25,040	21,480	21,930	21,135	20,470	19,815	18,915	18,815
Unincorporated	755	705	2,615	2,630	2,675	2,780	3,020	3,350	3,530
County	218,210	223,740	199,005	201,255	199,085	198,220	196,580	194,310	195,675

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	2,845	3,015	3,195	3,490	3,500	3,525	3,575	3,530	3,470
Cupertino	2,725	2,365	2,645	2,225	2,095	1,920	1,730	1,565	1,425
Gilroy	4,295	4,625	4,385	4,410	4,500	4,835	5,430	5,875	5,880
Los Altos	1,025	1,230	1,045	920	875	875	865	850	830
Los Altos Hills	330	390	10	10	10	10	10	10	10
Los Gatos	2,210	2,250	1,995	1,760	1,690	1,620	1,520	1,425	1,360
Milpitas	5,260	5,535	4,625	5,065	5,090	5,120	5,145	5,105	5,205
Monte Sereno	0	5	5	5	5	5	5	5	5
Morgan Hill	1,490	1,795	1,985	2,265	2,280	2,355	2,400	2,405	2,380
Mountain View	5,015	3,740	5,155	6,035	7,850	7,840	8,130	8,445	8,880
Palo Alto	6,260	7,290	4,635	4,965	5,675	5,635	5,640	5,625	5,590
San José	44,315	49,535	35,830	40,875	41,085	43,735	45,810	48,400	50,535
Santa Clara	4,630	5,575	6,800	8,200	8,150	8,260	8,325	8,560	8,755
Saratoga	460	395	465	415	380	355	315	285	260
Sunnyvale	5,260	5,540	5,955	6,885	6,585	6,845	6,915	8,180	8,780
Unincorporated	945	860	1,325	1,385	1,395	1,385	1,405	1,410	1,455
County	86,520	93,535	80,050	88,905	91,160	94,310	97,215	101,670	104,815

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	5,395	7,750	7,400	8,205	7,945	7,735	7,725	7,720	7,440
Cupertino	5,300	6,380	4,980	6,455	10,395	11,900	12,525	13,125	13,245
Gilroy	1,315	1,530	2,355	2,315	2,235	2,170	2,145	2,110	2,005
Los Altos	3,695	4,285	4,855	6,080	6,015	5,960	5,995	6,040	6,020
Los Altos Hills	460	295	770	850	840	860	875	900	905
Los Gatos	3,760	5,095	4,710	4,875	4,910	4,920	4,935	4,970	4,925
Milpitas	5,800	8,805	6,920	8,375	7,765	9,635	10,050	10,260	10,025
Monte Sereno	80	75	280	295	295	295	295	295	295
Morgan Hill	2,550	2,470	3,090	2,925	2,815	2,715	2,745	2,730	2,650
Mountain View	17,075	17,205	14,580	17,220	17,425	17,700	17,690	17,805	18,250
Palo Alto	27,530	36,545	24,560	42,330	43,165	43,260	43,815	44,390	44,060
San José	90,385	103,120	87,475	117,590	117,725	117,200	117,685	118,555	126,830
Santa Clara	27,825	35,960	26,510	47,100	49,500	52,190	61,205	65,510	66,225
Saratoga	1,440	2,040	2,495	2,675	2,590	2,575	2,615	2,690	2,620
Sunnyvale	24,340	33,495	15,715	26,155	29,125	30,130	30,880	31,635	32,830
Unincorporated	2,575	2,025	5,355	7,915	7,740	7,490	7,515	7,550	7,380
County	218,315	266,130	212,060	301,355	310,480	316,725	328,700	336,280	345,705

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

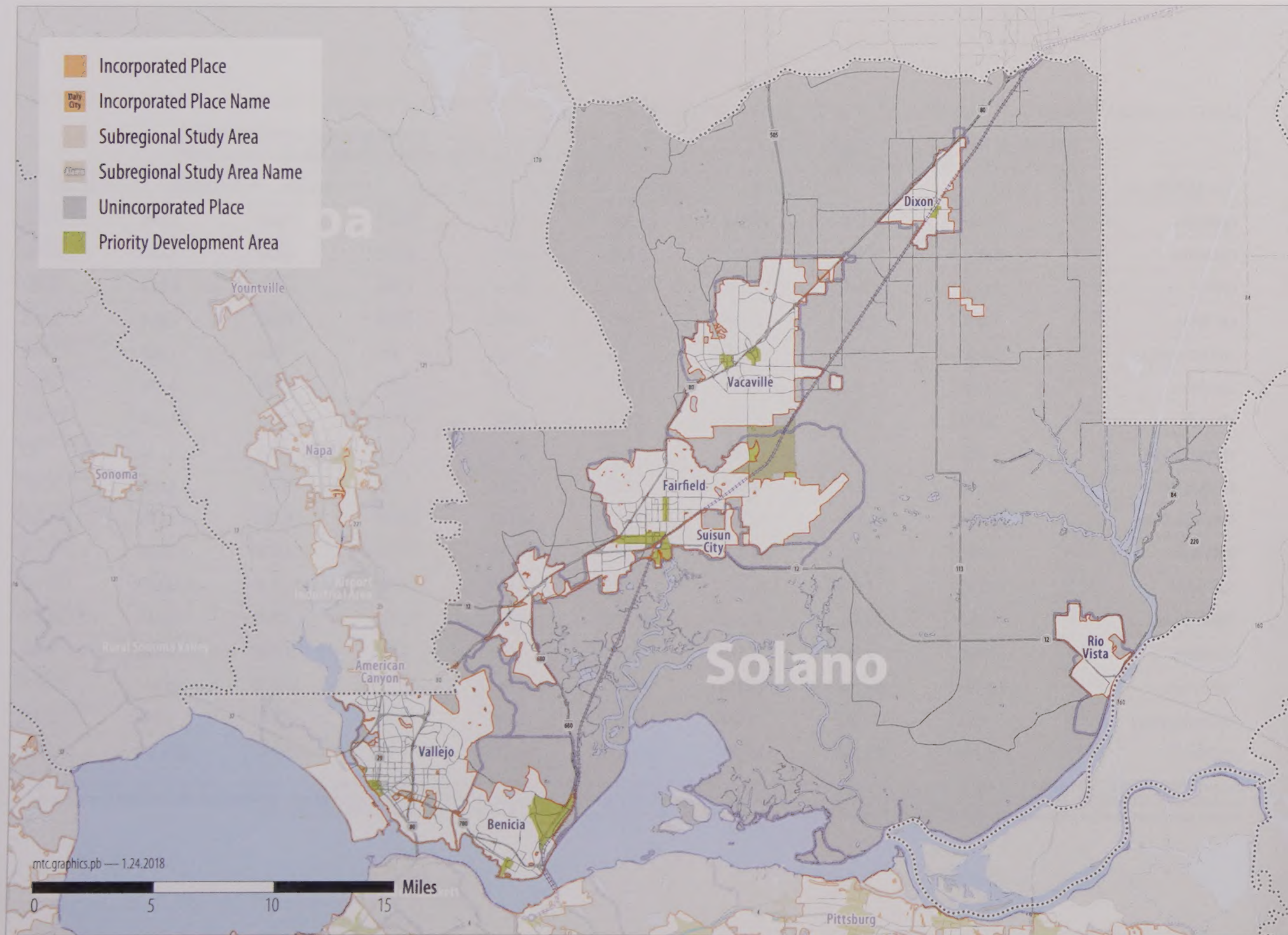
Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	7,715	9,770	6,410	7,380	8,015	8,610	9,320	10,225	10,765
Cupertino	6,795	7,360	7,520	8,125	11,020	11,955	12,540	12,940	13,360
Gilroy	5,560	6,475	4,940	4,700	4,890	5,010	5,335	5,885	6,115
Los Altos	3,830	5,450	4,805	5,365	5,595	5,835	6,225	6,455	6,850
Los Altos Hills	530	535	540	495	490	490	495	480	475
Los Gatos	7,895	9,290	7,395	7,100	7,500	7,770	8,045	8,360	8,555
Milpitas	8,755	10,470	9,300	10,170	9,850	12,525	13,530	14,755	15,490
Monte Sereno	75	145	135	130	135	135	135	140	140
Morgan Hill	3,555	4,090	4,110	3,675	3,730	3,780	4,080	4,580	4,790
Mountain View	15,940	14,250	10,105	13,665	15,680	17,760	19,200	20,745	23,705
Palo Alto	36,440	44,560	54,690	56,305	50,670	51,630	52,610	53,430	54,585
San José	97,210	117,495	84,770	102,470	112,390	120,685	129,845	141,780	159,585
Santa Clara	20,610	25,725	16,650	23,585	28,140	33,105	37,945	40,260	42,270
Saratoga	4,500	4,150	3,705	3,515	3,535	3,615	3,780	3,880	4,015
Sunnyvale	11,800	15,800	12,305	16,705	19,255	20,930	22,540	24,135	29,320
Unincorporated	13,765	17,820	12,500	14,105	14,570	15,055	15,560	16,040	16,420
County	244,450	292,135	239,875	277,490	295,470	318,900	341,180	364,085	396,440

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SANTA CLARA INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Campbell	3,865	6,615	5,570	6,805	7,130	7,340	7,560	7,395	7,220
Cupertino	4,055	2,960	2,410	3,550	4,265	4,640	4,820	4,650	4,530
Gilroy	2,470	2,560	3,430	3,585	3,815	4,080	4,345	4,510	4,590
Los Altos	1,230	1,690	2,880	3,320	3,310	3,275	3,180	3,015	2,955
Los Altos Hills	1,080	1,050	225	255	245	245	240	235	230
Los Gatos	2,355	2,265	3,135	3,535	3,790	3,995	4,175	4,095	4,025
Milpitas	3,590	5,830	6,965	9,510	9,260	10,805	11,385	11,410	11,470
Monte Sereno	120	200	60	65	65	65	65	65	65
Morgan Hill	2,210	2,155	3,535	3,510	3,595	3,725	3,960	4,050	4,055
Mountain View	22,560	36,590	10,340	13,050	13,160	13,905	14,160	13,830	13,520
Palo Alto	14,210	18,210	7,965	11,330	11,250	11,740	12,045	11,890	11,715
San José	58,250	75,690	93,465	108,200	111,445	113,180	113,805	116,060	127,900
Santa Clara	10,385	13,420	17,745	22,470	23,125	23,715	24,520	23,605	23,225
Saratoga	1,920	1,865	1,525	1,605	1,645	1,705	1,765	1,720	1,685
Sunnyvale	12,690	15,225	10,215	15,290	16,085	16,620	16,900	16,610	18,775
Unincorporated	825	1,045	6,820	7,095	7,005	6,925	6,815	6,595	6,390
County	143,290	189,060	176,280	213,170	219,190	225,965	229,740	229,725	242,345

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



Solano County

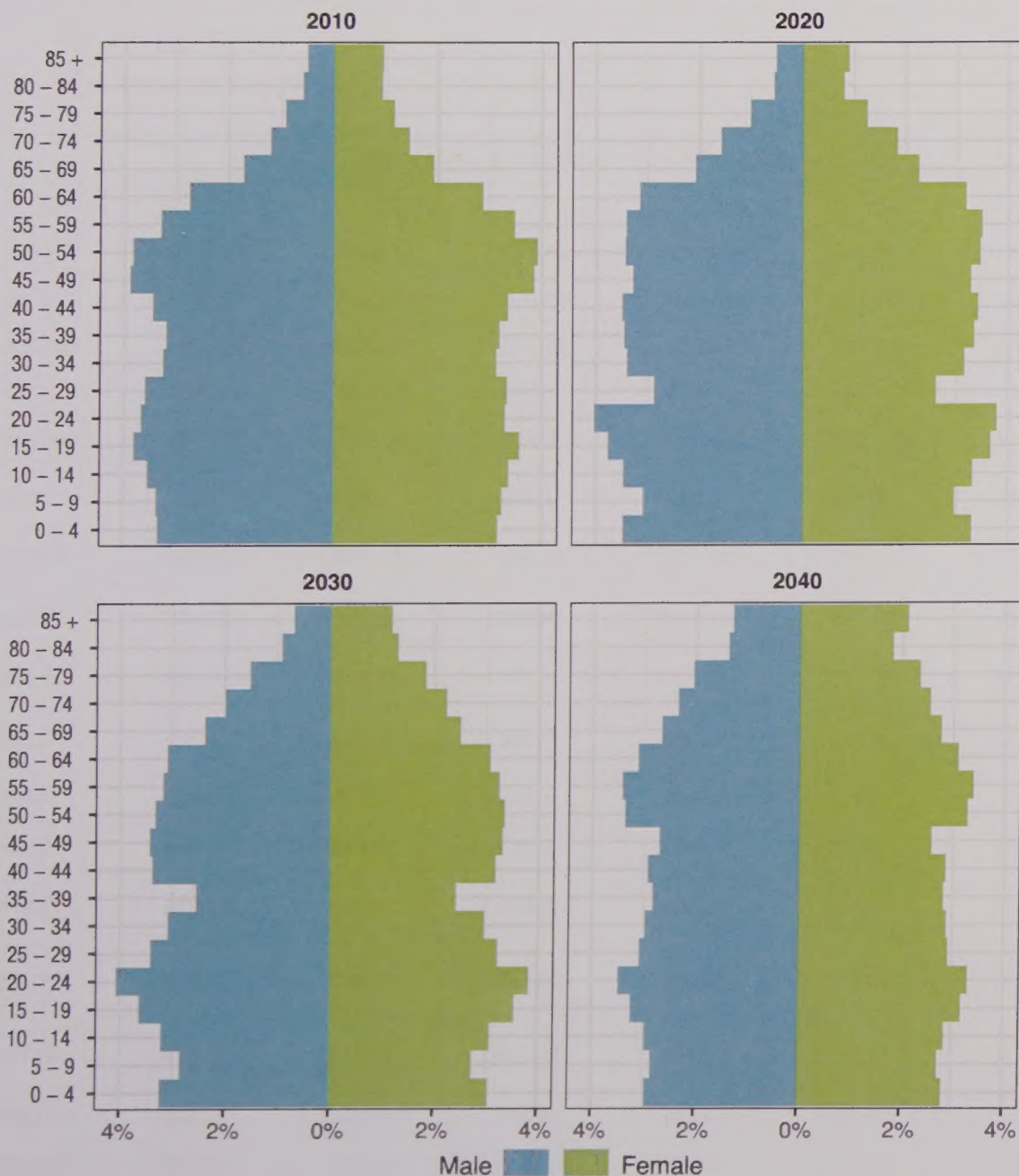
SOLANO DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	413,345	427,120	414,585	414,465	428,305	449,890	470,495	486,840	510,660
Household Population	400,890	416,070	402,160	401,365	414,465	435,250	455,025	470,490	493,380
Households	141,760	146,155	141,760	141,105	145,880	153,180	159,380	163,360	169,365
Persons per Household	2.83	2.85	2.84	2.84	2.84	2.84	2.85	2.88	2.91
Employed Residents	189,565	200,570	200,780	221,745	224,840	230,995	235,875	237,755	242,485
Agriculture & Natural Resources	1,295	1,985	1,815	1,935	1,945	1,955	1,950	1,970	1,975
Construction	9,195	14,390	8,375	10,015	10,210	10,655	11,555	12,845	13,775
Manufacturing & Wholesale	14,180	17,160	14,225	13,885	14,485	15,310	16,105	17,145	17,320
Retail	17,950	20,985	16,630	18,090	18,430	18,710	18,845	18,810	19,015
Transportation & Utilities	4,105	4,510	4,660	4,835	5,180	5,500	5,980	6,715	7,215
Information	1,870	1,305	1,530	2,015	1,940	1,940	1,985	1,945	1,865
Financial & Leasing	5,570	5,870	6,460	6,420	6,285	6,060	5,880	5,810	5,485
Professional & Managerial Services	12,880	13,075	9,675	10,730	10,545	10,855	11,260	11,825	11,815
Health & Educational Services	22,585	29,920	20,935	20,330	21,685	23,125	25,055	28,015	29,680
Arts, Recreation & Other Services	22,090	24,710	21,230	19,255	18,930	19,050	19,690	20,830	20,795
Government	20,125	21,060	24,710	23,255	23,645	23,985	24,140	23,280	22,095
Total Jobs	131,845	154,970	130,245	130,765	133,275	137,145	142,450	149,185	151,035

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SOLANO COUNTY

Projected Age Distribution, Solano



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

Solano County has a large share of the region's important farmland and wetlands, although the county has been urbanizing over the last several decades. The county has experienced substantial growth in the retail sector, with shopping centers located near Interstate 80, serving the growing local population as well as people passing between other parts of the Bay Area and Sacramento. Solano County is also home to Travis Air Force Base and tourist attractions such as Six Flags amusement park, and redevelopment has occurred on the former Mare Island Naval Shipyard.

The population is concentrated in the central and southern parts of the county. The cities of Vallejo and Benicia are located in the southern portion of the county adjacent to the delta, while Fairfield, Vacaville and Suisun City are clustered in the center. The small towns of Dixon and Rio Vista are located in the northern and eastern portion of the county, respectively.

Rail transit in Solano County is provided by the Capitol Corridor. Two stations now exist in Solano County—Suisun City/Fairfield Station and Fairfield-Vacaville Station. Additional stations have been proposed in Benicia, Northern Fairfield/Vacaville and Dixon. Ferry service to San Francisco is currently available from Vallejo.

POPULATION

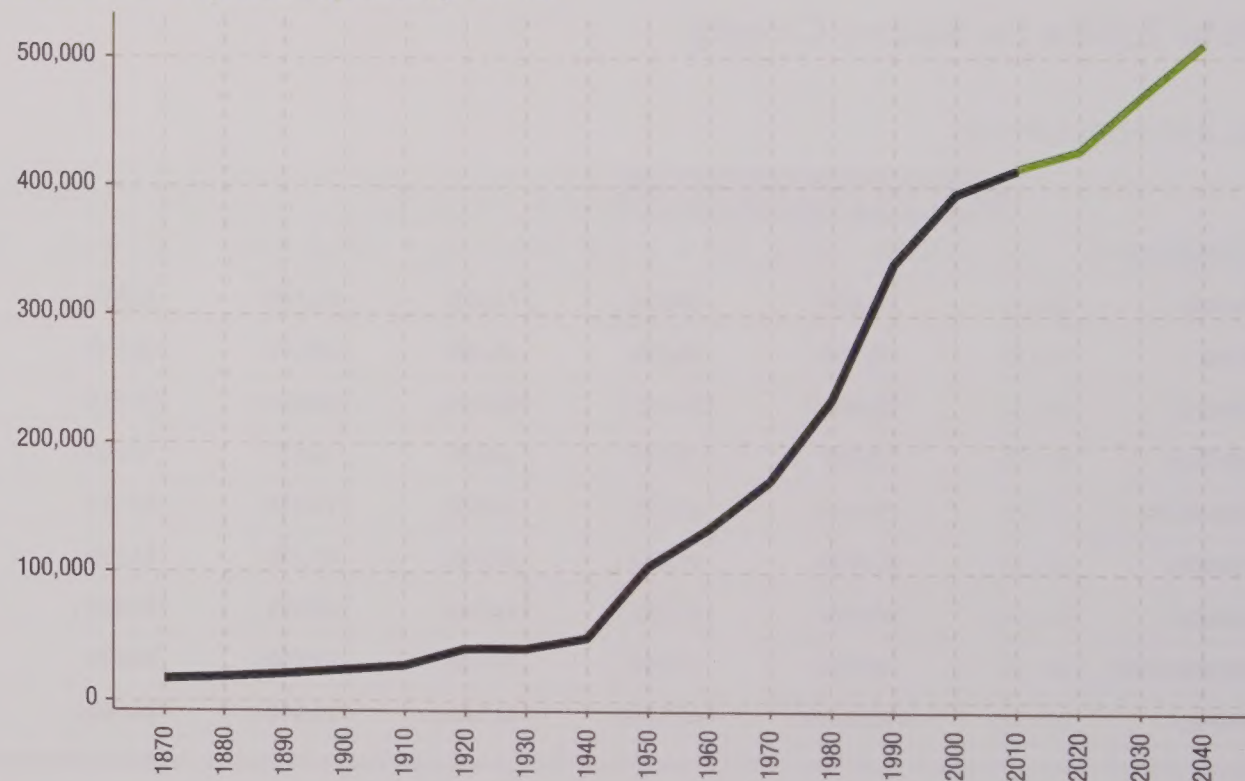
Solano County's population, by 2010 counted at 413,000, is projected to increase by 23 percent or 96,100 residents between 2010 and 2040. The three largest cities in the county — Vallejo, Fairfield and Vacaville — are projected to assume over half of

the county's almost 28,000 new households. Vallejo will have over 6,000 new households, Fairfield will add about 5,700 households while Vacaville is projected to see an additional 2,500 households. The City of Rio Vista will also see a dramatic change. In fact, Rio Vista is expected to have a more than 80 percent growth in households between 2010 and 2040, and to double its population. Rio Vista's projected household growth, at 2,850, is higher than the household growth projected for Vacaville. Household growth is projected to double in unincorporated Solano County, the fastest rate of household growth within the county, accounting for 23 percent of new household growth.

ECONOMY

Solano County's economy has historically been based upon the manufacturing, distribution, food processing, warehousing and transportation industries as well as federal defense employment. Major employers include the Budweiser brewery, Jelly Belly candy factory, Genentech and the Valero oil refinery. Travis Air Force Base has also been important to the economy, handling more cargo and passengers than any other military air terminal in the country. As a result, the county has above average shares in the Retail and Government sectors with 14 and 20 percent respectively (compared to 10 and 15 percent region-wide). In addition, Solano County provides a critical link to the important and growing Sacramento area. The I-80 highway and the railroad line running parallel have shaped the economy of the county.

Historic and Projected Population, Solano



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

Employment in Solano County is expected to grow by 16 percent between 2010 and 2040, or 20,850 new jobs. Fairfield is expected to take on 33 percent of the county-wide job growth, highest in the county. Most of the employment growth, 93 percent, is expected to occur in four cities: Benicia, Fairfield, Vacaville and Vallejo (including adjacent Mare Island). With its location between the metropolitan centers of San Francisco and Sacramento and its lower land prices relative to other parts of the region, the county has been an attractive place for lower-cost housing development in recent decades. Solano County is projected to absorb about three percent of the

region's total household growth and two percent of its job growth, and future growth is expected to be clustered in the 11 locally adopted PDAs in Solano County, in the downtown areas and around Amtrak stations, revitalizing and transforming these areas into transit-oriented, pedestrian-friendly, mixed-use communities with an array of housing choices.

Data Tables for Solano County

SOLANO POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	26,995	27,435	27,090	26,985	27,570	28,275	29,060	29,385	30,735
Dixon	18,350	18,910	18,380	17,575	18,135	18,935	19,740	22,460	23,520
Fairfield	105,320	111,485	105,065	103,845	106,815	111,485	119,980	122,010	126,900
Rio Vista	7,360	8,235	6,535	7,350	7,705	8,080	8,700	11,665	14,630
Suisun City	28,110	28,900	27,820	27,255	28,130	28,995	29,745	30,845	31,670
Vacaville	92,430	95,265	93,040	89,930	92,735	96,050	101,160	101,950	105,065
Vallejo	115,940	117,435	116,660	119,585	122,225	125,140	128,625	132,215	139,160
Unincorporated	18,835	19,455	19,995	21,940	24,990	32,925	33,485	36,305	38,980
County	413,345	427,120	414,585	414,465	428,305	449,890	470,495	486,840	510,660

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SOLANO HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	26,970	27,410	27,065	26,960	27,540	28,240	29,025	29,350	30,700
Dixon	18,350	18,910	18,380	17,575	18,135	18,935	19,735	22,460	23,520
Fairfield	102,830	108,880	102,615	101,295	104,145	108,680	117,015	118,900	123,610
Rio Vista	7,355	8,230	6,435	7,250	7,600	7,965	8,580	11,535	14,485
Suisun City	28,065	28,855	27,780	27,215	28,085	28,950	29,695	30,795	31,615
Vacaville	84,405	89,035	85,010	81,435	83,750	86,550	91,115	91,320	93,820
Vallejo	114,280	115,485	115,015	117,845	120,395	123,195	126,570	130,040	136,860
Unincorporated	18,630	19,265	19,855	21,790	24,820	32,730	33,285	36,100	38,775
County	400,890	416,070	402,160	401,365	414,465	435,250	455,025	470,490	493,380

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SOLANO HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	10,685	10,780	10,685	10,615	10,845	11,130	11,400	11,425	11,865
Dixon	5,855	5,995	5,855	5,575	5,760	6,010	6,240	7,025	7,275
Fairfield	34,485	36,300	34,485	33,825	34,785	36,290	38,770	39,045	40,205
Rio Vista	3,455	3,835	3,455	3,285	3,475	3,660	3,870	5,130	6,300
Suisun City	8,920	9,105	8,920	8,690	8,985	9,250	9,460	9,725	10,010
Vacaville	31,090	32,560	31,090	29,720	30,585	31,585	33,300	33,045	33,585
Vallejo	40,560	40,695	40,560	41,415	42,375	43,370	44,430	45,135	46,865
Unincorporated	6,710	6,885	6,710	7,985	9,070	11,885	11,910	12,825	13,265
County	141,760	146,155	141,760	141,105	145,880	153,180	159,380	163,360	169,365

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SOLANO PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	2.52	2.54	2.53	2.54	2.54	2.54	2.55	2.57	2.59
Dixon	3.13	3.16	3.14	3.15	3.15	3.15	3.16	3.20	3.23
Fairfield	2.98	3.00	2.98	2.99	2.99	2.99	3.02	3.04	3.07
Rio Vista	2.13	2.15	1.86	2.21	2.19	2.18	2.22	2.25	2.30
Suisun City	3.15	3.17	3.12	3.13	3.13	3.13	3.14	3.17	3.16
Vacaville	2.71	2.73	2.73	2.74	2.74	2.74	2.74	2.76	2.79
Vallejo	2.82	2.84	2.84	2.85	2.84	2.84	2.85	2.88	2.92
Unincorporated	2.78	2.80	2.96	2.73	2.74	2.75	2.79	2.81	2.92
County	2.83	2.85	2.84	2.84	2.84	2.84	2.85	2.88	2.91

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SOLANO EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	13,590	14,280	14,670	16,450	16,575	16,700	16,875	16,695	17,140
Dixon	8,775	9,175	8,815	9,170	9,230	9,355	9,440	10,580	10,675
Fairfield	49,615	52,025	48,535	52,770	53,150	54,030	56,895	56,540	57,160
Rio Vista	2,495	2,925	2,085	2,670	2,775	2,870	3,040	3,990	4,880
Suisun City	13,445	14,510	13,450	14,335	14,440	14,475	14,425	14,570	14,650
Vacaville	41,235	43,630	45,965	48,925	49,265	49,755	51,045	49,930	49,995
Vallejo	51,635	54,945	57,530	65,475	66,000	66,285	66,750	66,935	68,850
Unincorporated	8,780	9,090	9,740	11,940	13,405	17,525	17,405	18,515	19,140
County	189,565	200,570	200,780	221,745	224,840	230,995	235,875	237,755	242,485

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

SOLANO TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	12,815	13,960	12,840	13,820	14,550	15,990	16,655	17,050	17,080
Dixon	5,545	5,380	4,845	4,450	4,460	4,485	4,650	5,180	5,395
Fairfield	40,230	41,410	43,170	42,785	43,660	44,920	47,105	49,415	50,035
Rio Vista	1,670	1,810	2,350	2,360	2,365	2,370	2,385	2,455	2,520
Suisun City	3,100	3,175	2,505	2,600	2,595	2,620	2,685	2,825	2,860
Vacaville	29,465	35,190	29,315	28,700	29,190	29,755	31,145	33,030	33,555
Vallejo	33,435	33,710	30,900	31,965	32,325	32,770	33,570	34,755	35,035
Unincorporated	5,580	20,340	4,240	4,050	4,080	4,195	4,220	4,440	4,510
County	131,845	154,970	130,160	130,730	133,230	137,105	142,410	149,150	150,995

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SOLANO AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	60	50	5	25	25	30	30	30	30
Dixon	340	510	85	100	100	100	100	100	100
Fairfield	10	10	185	250	250	250	245	250	250
Rio Vista	265	225	415	405	405	405	405	400	400
Suisun City	5	0	10	10	10	10	10	10	10
Vacaville	20	30	305	335	335	335	340	345	350
Vallejo	80	70	110	115	120	120	120	120	120
Unincorporated	505	960	695	695	695	700	700	705	710
County	1,295	1,985	1,815	1,935	1,945	1,955	1,950	1,970	1,975

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SOLANO MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	4,570	4,925	4,385	4,765	5,215	5,760	6,055	6,210	6,195
Dixon	1,265	1,070	1,210	1,040	1,030	1,030	1,050	1,170	1,210
Fairfield	6,150	6,375	6,620	6,525	6,825	7,155	7,670	8,465	8,735
Rio Vista	200	100	430	435	430	435	430	430	430
Suisun City	230	105	160	155	145	140	140	135	150
Vacaville	4,295	6,195	3,455	3,245	3,355	3,510	3,765	4,230	4,430
Vallejo	1,340	1,930	1,600	1,705	1,840	2,000	2,180	2,385	2,525
Unincorporated	360	1,000	1,010	825	790	755	755	785	795
County	18,280	21,670	18,870	18,695	19,635	20,780	22,050	23,810	24,475

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SOLANO RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	650	780	710	820	845	785	755	740	750
Dixon	1,280	1,180	550	580	610	590	580	625	650
Fairfield	5,250	6,165	5,385	5,700	5,760	5,890	6,060	6,035	6,070
Rio Vista	205	220	255	255	255	255	265	335	400
Suisun City	540	1,040	230	540	560	565	560	560	570
Vacaville	5,905	6,145	5,040	5,150	5,265	5,290	5,355	5,235	5,220
Vallejo	4,470	4,645	4,175	4,550	4,560	4,600	4,560	4,540	4,590
Unincorporated	135	1,360	290	495	575	730	710	740	760
County	17,950	20,985	16,630	18,090	18,430	18,710	18,845	18,810	19,015

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. **Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.**

SOLANO FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	2,660	2,925	1,890	1,900	1,850	2,195	2,265	2,345	2,325
Dixon	515	585	440	395	375	350	340	350	330
Fairfield	8,540	5,715	4,485	5,165	5,165	5,260	5,535	5,900	5,900
Rio Vista	115	80	185	190	190	190	190	190	190
Suisun City	555	375	420	380	350	340	320	300	280
Vacaville	2,550	2,910	3,405	3,365	3,290	3,175	3,180	3,225	3,105
Vallejo	2,990	2,355	4,830	5,295	5,180	5,005	4,930	4,960	4,825
Unincorporated	755	3,885	510	490	465	445	430	415	400
County	18,450	18,945	16,165	17,190	16,870	16,960	17,190	17,685	17,355

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SOLANO HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

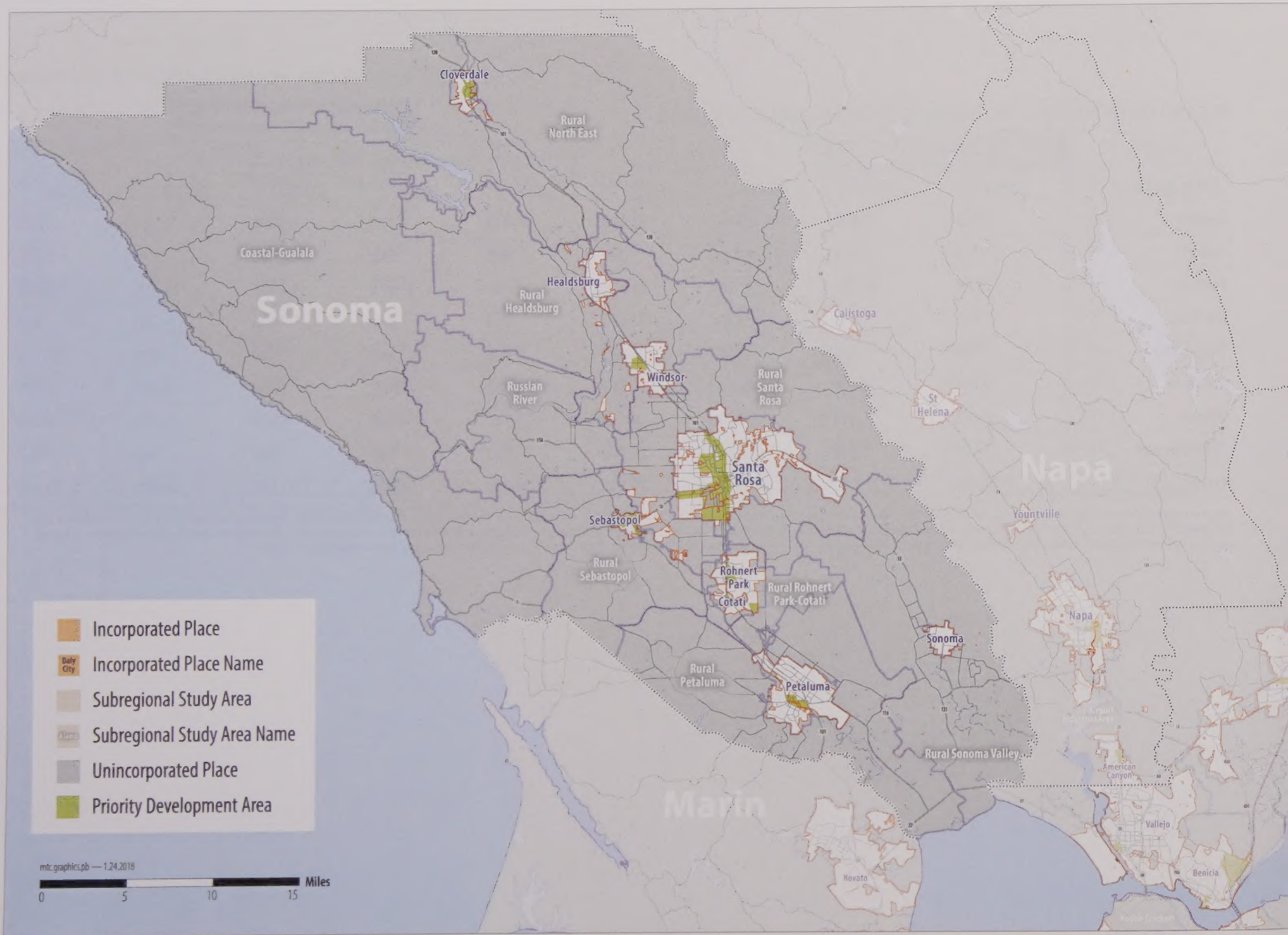
Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	2,390	2,445	2,370	2,420	2,575	3,045	3,345	3,735	3,950
Dixon	985	1,120	1,735	1,520	1,490	1,470	1,500	1,650	1,675
Fairfield	10,945	12,855	13,175	12,075	12,610	13,250	14,240	15,455	16,080
Rio Vista	425	335	450	445	450	455	455	460	460
Suisun City	1,020	1,080	1,055	920	910	925	970	1,085	1,080
Vacaville	8,710	11,305	10,670	9,890	10,050	10,260	10,855	11,960	12,300
Vallejo	17,980	18,525	12,045	11,700	11,880	12,105	12,650	13,665	14,035
Unincorporated	2,405	7,450	665	615	645	670	730	845	895
County	44,675	54,630	42,165	39,585	40,610	42,175	44,745	48,845	50,475

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SOLANO INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Benicia	2,485	2,830	3,475	3,885	4,035	4,175	4,205	3,990	3,820
Dixon	1,160	915	825	815	855	940	1,085	1,290	1,430
Fairfield	9,340	10,285	13,320	13,070	13,050	13,115	13,355	13,315	13,000
Rio Vista	465	845	620	630	630	635	635	635	640
Suisun City	750	570	625	595	615	640	685	730	770
Vacaville	7,990	8,605	6,440	6,710	6,895	7,185	7,650	8,030	8,150
Vallejo	6,575	6,185	8,140	8,595	8,745	8,935	9,130	9,090	8,940
Unincorporated	1,420	5,685	1,065	930	910	900	890	945	950
County	31,190	36,750	34,515	35,235	35,735	36,525	37,630	38,025	37,700

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.



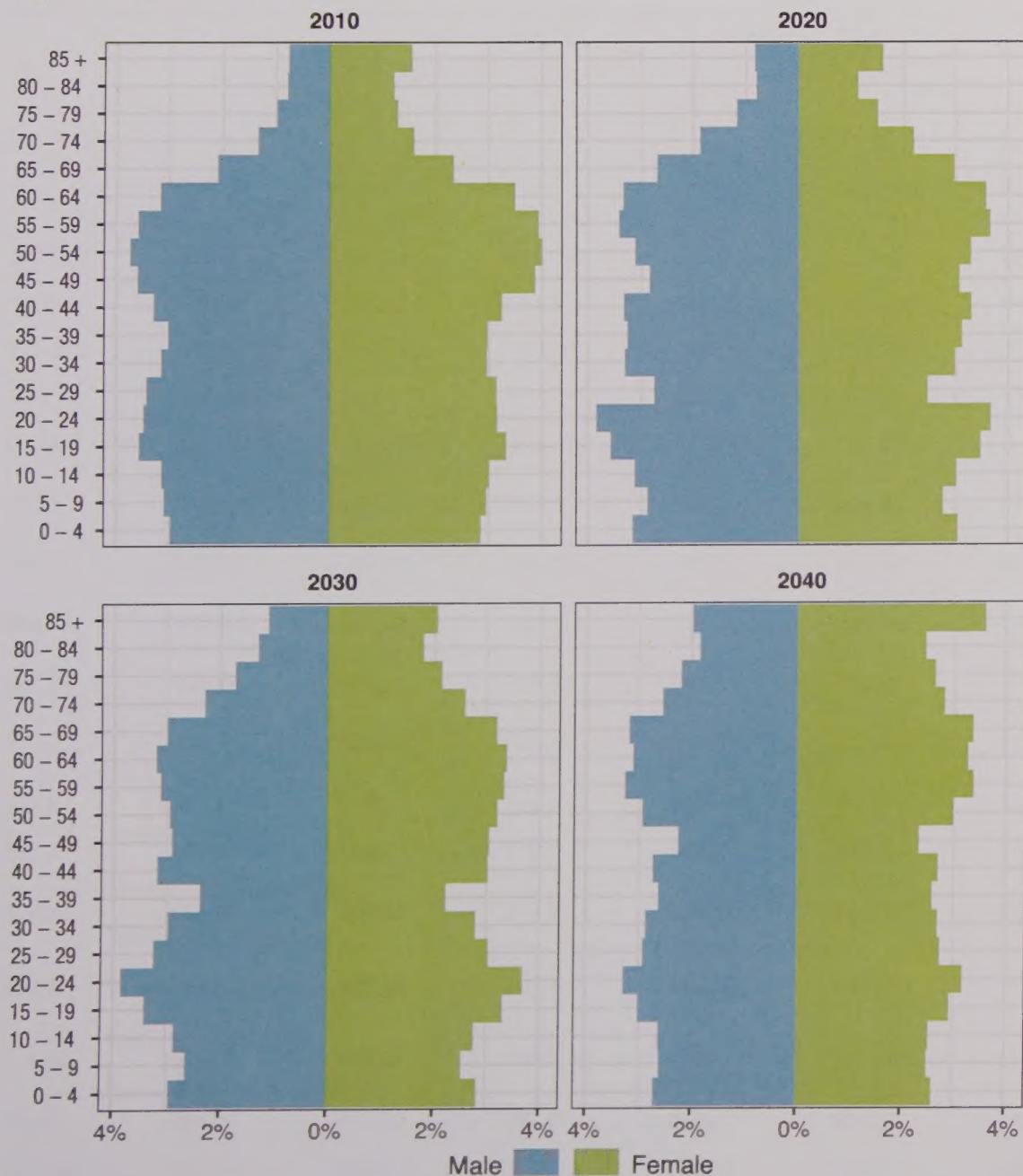
Sonoma County

SONOMA DATA SUMMARY

	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Population	483,880	500,050	484,990	483,885	502,015	528,820	561,360	581,560	597,505
Household Population	473,835	489,615	475,305	473,680	491,230	517,410	549,290	568,810	584,045
Households	185,825	190,485	185,825	183,475	190,660	200,510	211,100	216,155	219,060
Persons per Household	2.55	2.57	2.56	2.58	2.58	2.58	2.60	2.63	2.67
Employed Residents	233,200	250,010	240,345	265,500	269,375	276,420	284,620	287,085	286,490
Agriculture & Natural Resources	4,695	6,370	6,290	6,530	6,490	6,430	6,375	6,340	6,275
Construction	8,975	11,465	16,205	20,945	22,295	23,720	25,645	28,105	29,990
Manufacturing & Wholesale	24,175	26,015	28,440	26,305	25,590	25,000	24,440	24,015	23,485
Retail	25,110	28,495	23,255	24,225	24,325	24,880	25,295	25,335	25,280
Transportation & Utilities	4,195	4,160	4,835	4,720	4,710	4,605	4,640	4,795	4,975
Information	2,630	2,865	4,730	6,715	6,740	6,855	6,990	6,735	6,410
Financial & Leasing	9,070	9,375	8,500	8,660	8,490	7,940	7,475	7,105	6,735
Professional & Managerial Services	20,535	19,375	26,665	30,365	29,875	29,850	30,050	30,420	30,520
Health & Educational Services	28,700	38,430	30,675	34,260	37,855	40,805	44,150	48,615	52,055
Arts, Recreation & Other Services	36,590	41,395	30,645	31,755	32,305	32,805	33,790	35,240	35,570
Government	27,120	30,830	22,340	22,780	24,160	24,955	25,035	23,685	22,280
Total Jobs	191,795	218,775	202,580	217,260	222,835	227,850	233,890	240,390	243,575

Source: Model estimates from *Plan Bay Area 2040* model data. Public estimates for population and household counts are from California Department of Finance E-5 Population and Housing Estimates for Cities. Employment is wage and salary counts, plus self-employment. Public estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528. Note that modeled and public data come from different sources and industry employment are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

Projected Age Distribution, Sonoma



Source: ABAG / MTC Plan Bay Area data

COUNTY OVERVIEW

Sonoma County is the largest in land area, and northernmost county of the Bay Area. The county has a variety of subareas, including urban, suburban and rural areas, the Pacific coast, redwood forests, wetlands, small farms, but also the fifth largest city in the region. Urban development in Sonoma County is concentrated within cities along the US Highway 101 corridor. Voter-approved urban growth boundaries and other policies have kept growth tethered to already developed areas and encouraged separation between cities and the county's scenic natural landscapes.

The introduction of Sonoma-Marín Area Rail Transit (SMART) has enhanced existing transit service in the county and improved connections between Sonoma's cities, destinations in Marin County, and regional employment centers via bus transit and ferry access to San Francisco. Stations are serving Cloverdale, Healdsburg, Windsor, Santa Rosa, Rohnert Park, Cotati, and Petaluma, and are located largely within Priority Development Areas (PDAs) with recently adopted station area plans.

POPULATION

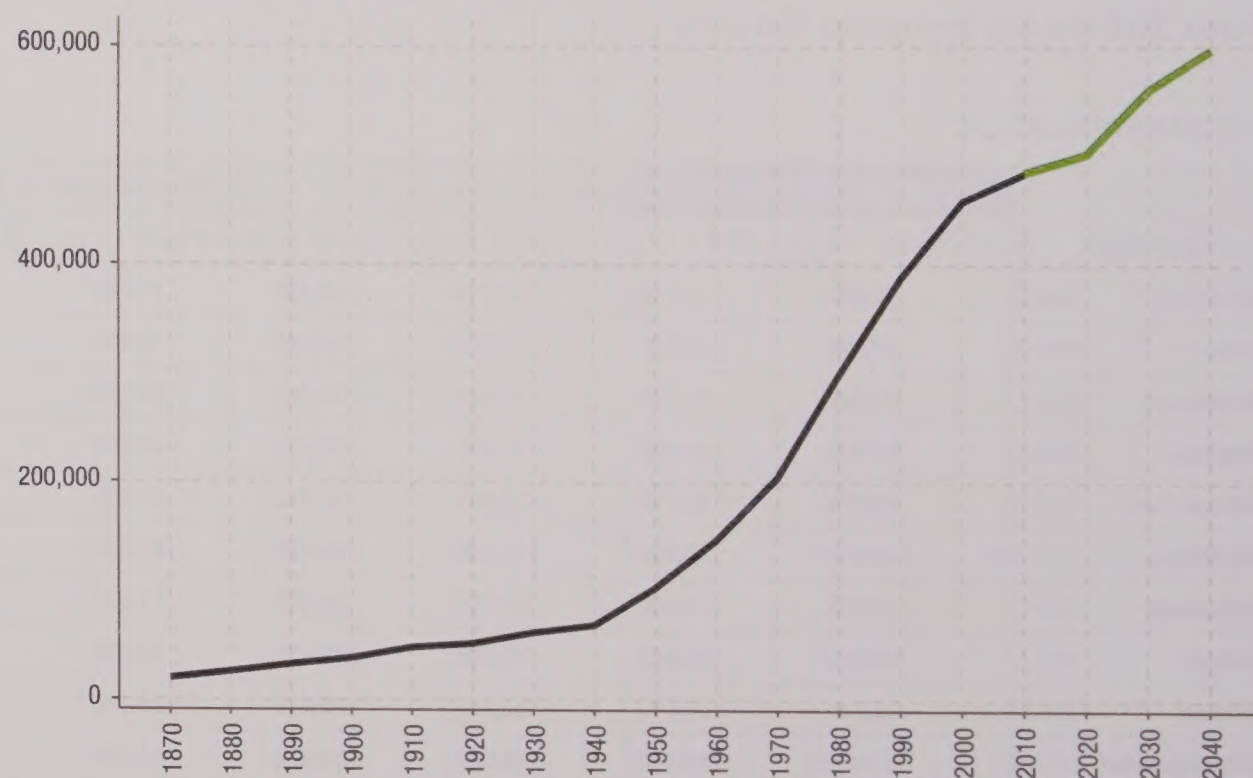
Sonoma County, with 483,000 people in 2010, is the biggest of the north bay counties. Its population is expected to grow by about 112,500 residents between 2010 and 2040, representing a 23 percent increase. The number of households in the county is expected to increase by 18 percent, or 33,200 households. With a population of 167,250 and 63,590 households in 2010, Santa Rosa is the largest city in Sonoma County and the fifth largest city in the

Bay Area. Santa Rosa's households will increase by 16,440 in the next thirty years for a total households of 80,030 by 2040, which represents almost half of the projected household growth in the county. Petaluma, the second largest city in Sonoma County, will add 2,760 households, and the city of Rohnert Park will increase by 33 percent or 5,220 new households during the same period. Together, almost three quarters of the projected household growth in the will occur in these three cities. Meanwhile, Cloverdale and Cotati are projected to experience proportionately larger changes, increasing in new households by 53 percentage and 390 percent respectively.

ECONOMY

Similar to Napa County, the wine industry has a very long history in Sonoma. In the second half of the 20th Century, the industry saw resurgence with the growing international reputation of California wine. Not only is wine production an important driver of the economy, but so is the associated tourism with wine tasting and visits to wine country. With its wine and scenic vistas, Sonoma County is a premier Bay Area tourist destination. According to the 2012 Tourism Report prepared by the Economic Development Board of Sonoma County, \$1.35 billion was generated in 2010 by destination spending in the county and 16,540 jobs were supported by those dollars. Collectively, the three sectors most related to the wine industry (Agriculture and Natural Resources, Manufacturing and Wholesale, and Arts, Recreation and Other Services) make up 34 percent of all the jobs in Sonoma County in 2010.

Historic and Projected Population, Sonoma



Source: US Census Bureau for historic data; ABAG / MTC Plan Bay Area data for projected years

Between 2010 and 2040, Sonoma is projected to add over 40,850 new jobs. New jobs are expected to be concentrated in Petaluma, Santa Rosa and the unincorporated areas. Santa Rosa is in turn expected to add about 15,500 new jobs, highest in the county, followed by the unincorporated area, where around 10,100 additional jobs are projected, and Petaluma with 9,800 new jobs. Overall, Sonoma County is projected to assume four percent of regional household growth and three percent of Bay Area job growth between 2010 and 2040. The County will focus the majority of future development in its central cities along the SMART corridor, particularly in the 12 locally

designated PDAs. This growth pattern will focus future development away from open space areas and toward developed areas, and provide housing and job choices near transit.

Data Tables for Sonoma County

SONOMA POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	8,620	8,810	8,690	8,615	11,925	12,440	13,195	13,320	13,635
Cotati	7,265	7,230	7,615	7,635	7,945	8,490	9,475	9,695	10,770
Healdsburg	11,255	11,720	11,335	10,445	10,970	11,325	11,895	12,235	12,375
Petaluma	57,940	60,040	58,075	59,425	60,830	63,455	64,795	65,970	67,390
Rohnert Park	40,795	41,755	42,840	47,215	47,845	50,220	52,720	53,895	56,050
Santa Rosa	167,815	174,590	167,220	168,850	173,305	186,445	204,795	213,615	223,060
Sebastopol	7,380	7,530	7,715	7,250	7,640	8,285	8,905	9,180	9,360
Sonoma	10,650	10,895	10,795	10,430	10,880	11,235	11,570	11,675	11,905
Windsor	26,800	27,170	26,610	25,175	26,170	27,160	28,345	32,550	32,805
Unincorporated	145,365	150,315	144,095	138,845	144,500	149,765	155,665	159,425	160,150
County	483,880	500,050	484,990	483,885	502,015	528,820	561,360	581,560	597,505

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SONOMA HOUSEHOLD POPULATION

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	8,530	8,720	8,590	8,510	11,810	12,315	13,065	13,185	13,495
Cotati	7,255	7,220	7,485	7,500	7,800	8,335	9,315	9,525	10,590
Healdsburg	11,200	11,665	11,175	10,275	10,795	11,140	11,695	12,025	12,150
Petaluma	57,215	59,315	57,365	58,670	60,035	62,610	63,900	65,025	66,390
Rohnert Park	40,575	41,710	40,475	44,705	45,190	47,415	49,745	50,745	52,720
Santa Rosa	164,405	171,130	163,920	165,385	169,655	182,575	200,680	209,270	218,480
Sebastopol	7,250	7,405	7,615	7,150	7,530	8,160	8,775	9,040	9,210
Sonoma	10,410	10,660	10,565	10,185	10,625	10,960	11,280	11,370	11,580
Windsor	26,750	27,120	26,515	25,075	26,060	27,050	28,225	32,425	32,670
Unincorporated	140,245	144,675	141,600	136,225	141,735	146,845	152,605	156,205	156,760
County	473,835	489,615	475,305	473,680	491,230	517,410	549,290	568,810	584,045

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SONOMA HOUSEHOLDS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	3,180	3,225	3,180	3,175	4,380	4,550	4,795	4,800	4,855
Cotati	2,980	2,940	2,980	2,925	3,065	3,275	3,650	3,735	4,140
Healdsburg	4,380	4,525	4,385	4,020	4,230	4,355	4,555	4,615	4,620
Petaluma	21,735	22,355	21,735	22,200	22,740	23,735	24,080	24,275	24,490
Rohnert Park	15,810	16,125	15,810	17,455	17,665	18,570	19,395	20,470	21,030
Santa Rosa	63,590	65,670	63,590	63,225	64,995	69,755	75,630	77,815	80,035
Sebastopol	3,275	3,320	3,275	3,095	3,240	3,500	3,725	3,815	3,840
Sonoma	4,955	5,035	4,955	4,760	4,990	5,110	5,235	5,235	5,270
Windsor	8,970	9,020	8,960	8,445	8,800	9,125	9,465	10,830	10,770
Unincorporated	56,950	58,270	56,950	54,175	56,560	58,535	60,570	60,570	60,020
County	185,825	190,485	185,825	183,475	190,660	200,510	211,100	216,155	219,060

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SONOMA PERSONS PER HOUSEHOLD

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	2.68	2.70	2.70	2.68	2.70	2.71	2.72	2.75	2.78
Cotati	2.44	2.46	2.51	2.56	2.54	2.55	2.55	2.55	2.56
Healdsburg	2.56	2.58	2.55	2.56	2.55	2.56	2.57	2.60	2.63
Petaluma	2.63	2.65	2.64	2.64	2.64	2.64	2.65	2.68	2.71
Rohnert Park	2.57	2.59	2.56	2.56	2.56	2.55	2.57	2.48	2.51
Santa Rosa	2.59	2.61	2.58	2.62	2.61	2.62	2.65	2.69	2.73
Sebastopol	2.21	2.23	2.33	2.31	2.32	2.33	2.36	2.37	2.40
Sonoma	2.10	2.12	2.13	2.14	2.13	2.15	2.15	2.17	2.20
Windsor	2.98	3.01	2.96	2.97	2.96	2.96	2.98	2.99	3.03
Unincorporated	2.46	2.48	2.49	2.51	2.51	2.51	2.52	2.58	2.61
County	2.55	2.57	2.56	2.58	2.58	2.58	2.60	2.63	2.67

Source: Calculated from Model estimates from *Plan Bay Area 2040* data. Public Estimates from California Department of Finance E-5 Population and Housing Estimates for Cities.

SONOMA EMPLOYED RESIDENTS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	3,780	4,295	3,355	3,605	4,870	4,965	5,015	4,825	4,720
Cotati	3,785	4,185	4,120	4,535	4,620	4,825	5,245	5,250	5,650
Healdsburg	5,335	5,840	5,075	5,135	5,225	5,215	5,315	5,315	5,225
Petaluma	29,775	30,705	29,290	33,180	33,460	34,245	34,285	34,045	33,940
Rohnert Park	21,135	22,670	24,010	29,375	29,175	29,905	30,485	30,365	30,680
Santa Rosa	78,490	85,940	79,710	88,755	89,190	93,220	99,025	100,510	101,775
Sebastopol	4,055	3,795	4,030	4,230	4,370	4,595	4,795	4,815	4,765
Sonoma	4,935	5,255	5,265	5,630	5,735	5,755	5,755	5,650	5,630
Windsor	12,805	13,965	12,045	12,455	12,635	12,750	12,860	14,335	14,015
Unincorporated	69,110	73,360	73,450	78,600	80,085	80,950	81,835	81,975	80,095
County	233,200	250,010	240,345	265,500	269,375	276,420	284,620	287,085	286,490

Source: Model estimates from *Plan Bay Area 2040* data. Public Estimates from American Community Survey, table B23025 (2010 represented using 2008-2012 sample; 2015 represented with 2013-2017 sample).

SONOMA TOTAL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	1,610	1,915	1,710	1,870	2,005	2,030	2,085	2,090	2,095
Cotati	2,660	3,970	2,635	2,830	2,905	2,930	2,900	2,905	2,955
Healdsburg	6,230	6,875	8,330	8,775	8,860	8,915	8,980	8,975	8,985
Petaluma	24,950	29,965	29,995	32,650	33,440	34,330	35,460	36,795	39,840
Rohnert Park	13,120	13,145	12,135	13,155	13,040	13,355	13,535	13,705	13,900
Santa Rosa	73,795	81,250	76,570	83,640	86,205	88,155	90,425	92,580	92,060
Sebastopol	5,460	5,605	4,965	5,125	5,315	5,400	5,385	5,305	5,280
Sonoma	8,365	8,415	7,145	7,175	7,305	7,495	7,785	7,975	7,980
Windsor	6,475	7,485	7,715	8,120	8,330	8,485	8,565	8,805	8,895
Unincorporated	49,130	60,155	51,540	54,040	55,555	56,875	58,875	61,310	61,595
County	191,795	218,775	202,730	217,380	222,960	227,970	233,995	240,450	243,585

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SONOMA AGRICULTURE AND NATURAL RESOURCES JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	185	355	45	55	55	55	55	55	50
Cotati	0	0	20	30	30	30	30	30	30
Healdsburg	250	190	175	170	170	170	170	170	165
Petaluma	30	105	345	400	400	390	390	390	395
Rohnert Park	0	40	80	85	75	75	75	75	75
Santa Rosa	420	445	495	560	555	540	530	530	505
Sebastopol	0	25	45	45	45	50	45	40	40
Sonoma	190	295	165	170	175	170	165	165	165
Windsor	75	220	365	400	400	400	395	395	395
Unincorporated	3,840	4,770	4,555	4,610	4,585	4,555	4,525	4,490	4,445
County	4,695	6,370	6,290	6,530	6,490	6,430	6,375	6,340	6,275

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SONOMA MANUFACTURING, WHOLESALE AND TRANSPORTATION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	215	245	385	390	395	395	395	400	400
Cotati	465	465	400	440	450	450	450	455	455
Healdsburg	1,205	1,615	1,750	1,735	1,730	1,730	1,730	1,725	1,720
Petaluma	6,075	6,880	6,170	5,630	5,415	5,250	5,210	5,095	5,135
Rohnert Park	1,475	1,310	1,630	1,610	1,520	1,515	1,500	1,490	1,490
Santa Rosa	7,770	7,810	10,345	9,155	8,820	8,445	8,005	7,790	7,465
Sebastopol	470	535	515	500	515	515	505	495	490
Sonoma	265	675	550	485	475	450	435	410	390
Windsor	1,460	1,255	1,470	1,460	1,480	1,500	1,500	1,515	1,510
Unincorporated	8,800	9,200	10,080	9,640	9,515	9,370	9,375	9,470	9,440
County	28,370	30,175	33,295	31,050	30,325	29,625	29,105	28,845	28,495

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SONOMA RETAIL JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	215	205	165	170	230	235	245	245	250
Cotati	625	665	420	420	430	445	490	500	540
Healdsburg	940	860	945	1,410	1,480	1,525	1,585	1,600	1,610
Petaluma	3,300	4,225	3,900	4,165	4,160	4,275	4,275	4,240	4,210
Rohnert Park	2,520	2,280	1,850	2,220	2,200	2,305	2,365	2,455	2,520
Santa Rosa	11,035	12,465	8,785	9,225	9,290	9,750	10,270	10,400	10,490
Sebastopol	1,000	960	765	745	760	815	855	870	880
Sonoma	625	1,135	965	820	780	720	655	595	540
Windsor	1,035	1,345	880	880	895	900	920	1,020	1,040
Unincorporated	4,205	5,115	4,575	4,170	4,100	3,915	3,635	3,400	3,200
County	25,110	28,495	23,255	24,225	24,325	24,880	25,295	25,335	25,280

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SONOMA FINANCIAL AND PROFESSIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	165	115	205	205	205	210	215	210	210
Cotati	230	235	465	490	490	485	460	455	455
Healdsburg	660	665	935	935	935	940	940	935	935
Petaluma	4,195	5,380	6,430	7,445	7,355	7,325	7,445	7,630	8,350
Rohnert Park	2,680	1,550	2,710	2,830	2,740	2,700	2,660	2,545	2,500
Santa Rosa	12,475	12,685	13,465	15,160	14,840	14,460	14,155	14,105	13,420
Sebastopol	640	680	670	745	770	765	750	740	730
Sonoma	3,990	1,635	1,240	1,270	1,230	1,195	1,170	1,165	1,120
Windsor	920	1,190	1,355	1,425	1,435	1,450	1,455	1,460	1,470
Unincorporated	4,470	4,320	7,690	8,535	8,365	8,260	8,275	8,280	8,065
County	29,605	28,750	35,165	39,030	38,370	37,795	37,530	37,530	37,260

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SONOMA HEALTH, EDUCATIONAL AND RECREATIONAL SERVICE JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	555	625	445	495	530	545	570	575	580
Cotati	825	1,880	740	775	800	810	790	790	795
Healdsburg	2,340	2,585	2,055	2,025	2,030	2,045	2,045	2,040	2,040
Petaluma	7,335	9,015	7,590	8,115	8,670	9,180	9,915	10,910	12,980
Rohnert Park	4,715	4,855	3,370	3,515	3,610	3,755	3,880	4,070	4,150
Santa Rosa	27,395	32,000	26,575	29,390	31,450	32,975	34,880	37,445	38,425
Sebastopol	2,235	2,165	2,005	2,020	2,110	2,125	2,090	2,045	2,030
Sonoma	2,500	3,550	3,040	3,045	3,180	3,350	3,625	3,925	4,050
Windsor	1,730	1,960	1,735	1,865	1,950	2,010	2,040	2,115	2,150
Unincorporated	15,980	22,495	13,765	14,775	15,825	16,815	18,110	19,945	20,425
County	65,290	79,825	61,320	66,015	70,160	73,610	77,940	83,855	87,625

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

SONOMA INFORMATION, GOVERNMENT AND CONSTRUCTION JOBS

Jurisdiction	Public Data Estimates		Plan Bay Area Model Estimates						
	2010	2015	2010	2015	2020	2025	2030	2035	2040
Cloverdale	275	370	470	555	585	590	605	605	610
Cotati	510	725	590	680	700	710	675	675	680
Healdsburg	840	960	2,470	2,505	2,510	2,510	2,515	2,505	2,510
Petaluma	4,015	4,355	5,560	6,895	7,440	7,905	8,230	8,530	8,770
Rohnert Park	1,730	3,110	2,490	2,900	2,895	3,005	3,060	3,065	3,165
Santa Rosa	14,710	15,850	16,900	20,150	21,245	21,985	22,585	22,310	21,750
Sebastopol	1,110	1,240	965	1,070	1,115	1,130	1,135	1,115	1,110
Sonoma	795	1,120	1,185	1,385	1,470	1,605	1,735	1,715	1,715
Windsor	1,255	1,515	1,905	2,085	2,160	2,220	2,255	2,300	2,330
Unincorporated	11,840	14,255	10,875	12,310	13,170	13,960	14,960	15,725	16,015
County	38,725	45,160	43,405	50,530	53,290	55,625	57,745	58,550	58,655

Source: Model estimates from *Plan Bay Area 2040* model data. Public Estimates from Census Bureau data. Employment is wage and salary counts, plus self-employment. Public Estimates of wage and salary employment are tabulated from US Census Bureau LODES Workplace Area Characteristic data; self-employment from American Community Survey (ACS), table B08528, for workplace geography. Modeled and public data come from different sources and are not directly comparable and may differ considerably even for larger geographical units. See Methodology section (pp. 9-10) for further discussion of these differences.

End Notes

- 1 See Association of Bay Area Governments and Metropolitan Transportation Commission. (2017). Plan Bay Area 2040: Final Regional Forecast of Jobs, Population and Housing. San Francisco, CA. Retrieved from http://2040.planbayarea.org/sites/default/files/2017-07/Regional_Forecast_Supplemental_Report_Final_7-2017_0.pdf
- 2 See Association of Bay Area Governments and Metropolitan Transportation Commission. (2017). Plan Bay Area 2040: Final Land Use Modeling Report. San Francisco, CA. Retrieved from http://2040.planbayarea.org/sites/default/files/2017-07/Land_Use_Modeling_PBA2040_Supplemental_Report_7-2017.pdf
- 3 See the Regional Forecast Supplemental Report cited in footnote 1 for a description of the in-commuting adjustment requirement and estimation process.
- 4 While the regional control total and the local allocation match for 2010 and 2040, there is a phasing difference between the two: the regional control tapers off after 2020 followed by slow growth through 2030, with an uptick then. The local allocation is more of a straight line growth, smoothing such differences.
- 5 In the electronic files, we refer to the end-of-year 2010 UrbanSim outputs as baseline A, and the pre-simulation baseline counts, tracking Census counts as baseline B. The former was used for the travel modeling work and is provided as a separate 2010 datapoint.
- 6 The Census Bureau, as a statistical agency, are bound by federal confidentiality protection laws, prohibiting disclosure of private information of businesses or persons. In the case of the LODES data, confidentiality is ensured using noise infusion and small cell imputation methods. These tend to be more notable in cases where a large employer accounts for the vast majority of jobs in a town or sector. For bigger cities, accordingly, this type of suppression is less of an issue, from a user standpoint.
- 7 This count is from the US Bureau of Economic Analysis for 2017 in current dollars and uses a slightly different Bay Area definition than the nine counties used in the projections. This figure covers Napa, CA (Metropolitan Statistical Area); San Francisco-Oakland-Hayward, CA (Metropolitan Statistical Area); San Jose-Sunnyvale-Santa Clara, CA (Metropolitan Statistical Area); Santa Rosa, CA (Metropolitan Statistical Area), and Vallejo-Fairfield, CA (Metropolitan Statistical Area)..
- 8 Per the 2015 public data estimates, Napa had grown much faster than expected, to a total of 82,000 jobs.
- 9 Estimate is per 2017 California Department of Finance E-5 figures.

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